

**APPENDIX SCC3**

**HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT  
AND SITE SCHEDULE (2020)**

# THE SHEFFIELD PLAN

Our City, Our Future

Sheffield Housing and Economic Land  
Availability Assessment  
September 2020



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## 1. Introduction

- 1.1 This 2020 update of the **Sheffield Housing and Economic Land Availability Assessment (HELAA)** refreshes the previous versions published in 2015, and interim reports in 2016, 2017, 2019 and March 2020. It has been prepared from a base date of 1<sup>st</sup> April 2020.
- 1.2 Previously the process was known as the Strategic Housing Land Availability Assessment (SHLAA) and has been renamed as the HELAA to reflect its applicability to other uses in addition to housing – specifically economic uses.
- 1.3 The publication of the report during the COVID-19 pandemic has placed some limitations on the scope of the HELAA. **This report does not include an updated 5-year housing land supply position.** An update will be published in autumn 2020, taking account of discussions with developers, particularly relating to the impact of Covid-19 on deliverability of sites with existing planning permission.

### Purpose of the HELAA

- 1.4 The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.
- 1.5 The HELAA should<sup>1</sup>:
  - identify sites and broad locations with potential for development;
  - assess their development potential; and
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.6 **The HELAA does not allocate land for housing or economic development and does not make policy decisions on which sites should be developed.**
- 1.7 The assessment is an important source of evidence to inform the Sheffield Plan Issues and Options document. It will be used to support decision-making and does not pre-judge the strategic approach that the Sheffield Plan will eventually take.
- 1.8 The HELAA's role within the wider evidence base is to be used in conjunction and alongside other evidence, for example, employment land reviews, strategic flood risk assessments and sequential tests, strategic housing market assessments, area specific regeneration objectives and spatial priorities set out in the Sheffield Plan. At the planning application stage, any evidence from the

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<sup>1</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722, Revision Date: 22 07 2019 Accessed: 05/08/2020 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



HELAA should be considered alongside all these other factors and information gathered during pre-application discussions.

- 1.9 Not all the sites identified in the HELAA as being ‘developable’ for housing or economic uses will be allocated in the Sheffield Plan. Some will be needed for other types of development and others will be safeguarded as open space, countryside and Green Belt land.**

### **Sheffield and Rotherham**

- 1.10 The NPPF<sup>2</sup> promotes collaborative working and imposes a duty to cooperate on strategic matters which cross administrative boundaries. Sheffield and Rotherham share a functional housing market, therefore the first (then) SHLAA in 2008 was developed jointly between the two districts. A key part of this was the creation of a Working Group; with representatives from a number of key organisations who are involved in housing delivery or provision of associated infrastructure. The original intention had been to bring data for the two local authorities together in a single report, however resource constraints meant this was not possible, and so data has been published for the individual districts, using the same overall methodology<sup>3</sup>.
- 1.11 The **Sheffield** part of the initial study was published as an ‘Interim Report’ in July 2008 and the first **Rotherham** element in May 2009. Rotherham’s latest refresh was published in 2017 (with an addendum in 2018) alongside the examination of the Rotherham Local Plan.

### **Scope of the Update**

#### **What is Included in the Report**

- 1.12 This update of the HELAA revises and expands upon the assessments of housing land supply made in the last assessment. It includes, for the first time, assessment of economic sites, drawing on previous and existing work on Employment Land Reviews. An update is needed to:
- a. **Identify new potential sites** in the period to 31 March 2020 (including those that have been granted planning permission)
  - b. publish sites submitted to the Council during the last ‘**Call for Sites**’;
  - c. consider **economic land** alongside **housing land for the period 2020/21 to 2037/38**;
  - d. inform the **Sheffield Plan Issues and Options**.

- 1.13 The report is structured as follows:

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<sup>2</sup> National Planning Policy Framework, Department of Communities and Local Government, February 2019, paragraph 24

<sup>3</sup> See Sheffield and Rotherham SHLAA Interim Report, July 2008/ May 2009



- **Chapter 2** describes the **national and local policy context**;
- **Chapter 3** describes the **methodology** that was used in the assessment and indicates how it complies with, or diverges from national practice guidance;
- **Chapter 3** reports on dwellings **completions** since the Local Plan Core Strategy base date (1 April 2004) up to 31 March 2020;
- **Chapter 4** summarises the **potential housing land supply** for the period 2020/21 to 2037/38 in Sheffield, including the potential for windfalls on small sites; and large sites;
- **Chapter 5** summarises the **potential economic land supply** and details recent completions;
- **Chapter 6** sets out the **plans for keeping the HELAA up-to-date**;

1.14 The HELAA is accompanied by the **Sheffield Housing and Economic Land Site [web map](#)**. This is presented via a web map and spread sheet, available on the Council website, which includes all sites that were considered as part of the assessment.

#### COVID-19 Implications

- 1.15 The COVID-19 pandemic and resulting national 'lockdown' at the end of March 2020, has had significant implications on all aspects of society, the economy and environment. There have been practical implications for producing the HELAA, such as resourcing the gathering of housing evidence and the planning department adapting to working in new remote ways. More widely, the impact on the house building industry is still emerging; as housing sites start to reopen as restrictions lift, disruption to supply chains and social distancing could see a slow down in build pace in order to deliver safe working on sites.
- 1.16 As the UK heads into a recession<sup>4</sup> this could affect house buyer confidence and mortgage availability, in turn reducing effective demand for homes. The types of homes needed could change, such as more demand for private gardens, extra work space, and access to local green spaces could see changes to planning applications. Any drops in site promotion and application submission have implications for future housing delivery.
- 1.17 For Sheffield, the longer-term impact on the student housing market is not yet known. However, in a letter from the British Property Federation to the

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<sup>4</sup> ONS  
<https://www.ons.gov.uk/economy/grossdomesticproductgdp/articles/coronavirusandtheimpactonoutputintheukeconomy/june2020#the-uk-economy-during-the-coronavirus-covid-19-pandemic>





Government on 8 April 2020<sup>5</sup>, it seems nationally there is a rise in vacancy rates, and the potential for low take-up, especially from international students as the new academic term starts.

- 1.18 At this early stage, most of the possible impacts from COVID-19 on housing delivery are unknown. At the time of producing the HELAA, the national lockdown had halted all construction, and therefore very limited evidence at that time could be gathered on housing delivery for sites with planning permission or outline planning permission. Given the significance of the impacts on build out rates, we will need to spend more time talking to developers about their build out intentions/expectations before being able to reach a robust trajectory.

#### **What is not included in the report**

##### *5 year housing land supply position*

- 1.19 The most recent 5-year housing land supply position was published in March 2020, with the base date 1<sup>st</sup> April 2019.
- 1.20 This report does not report on an updated 5-year housing land supply position. An update will be published in autumn 2020, taking account of discussions with developers, particularly relating to the impact of Covid-19 on deliverability of sites with existing planning permission.
- 1.21 Following the definition of 'deliverable' set out in Appendix 2 of the NPPF, the 5-year housing land supply figure can include all small sites with planning permission, and large sites with full planning permission. It can also include large sites with outline planning permission, sites on the brownfield register and sites allocated in the development plan, where there is clear evidence that there will be housing completions on site within the 5 year period.

##### *Housing trajectory broken down by years 1 to 5, 6 to 10, and 11 and beyond*

- 1.22 Instead the HELAA will show an indicative housing supply for the whole plan period to 2037/38.

##### *Updated input from a HELAA Working Group*

- 1.23 It is our intention that a HELAA Working Group will be reformed with representatives from housing developers and agents that reflects the varied Sheffield housing market. The Working Group will test the assumptions on build rates, lead in times and development capacity, particularly relating to the impact of COVID-19. An update will be published later in autumn 2020 to take account of these discussions.

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<sup>5</sup> <https://www.bpf.org.uk/sites/default/files/resources/BPF%20-%20Supporting%20the%20student%20accommodation%20sector%20through%20COVID-19.pdf>



## 2. Policy Context

### National

- 2.1 The National Planning Policy Framework (NPPF<sup>6</sup>), states that local planning authorities should prepare a strategic housing land availability assessment to *'identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'*.
- 2.2 National Planning Practice Guidance (NPPG)<sup>7</sup> states that the HELAA should:
- identify sites and broad locations with potential for development;
  - assess their development potential;
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.3 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- 2.4 An important role of the HELAA is to enable the assessment of whether there is a 5-year supply of deliverable sites. The NPPF requires a continuous 5 year supply of sites to be maintained which means that the assessment needs to be updated on an annual basis.
- 2.5 The NPPF published in February 2019 sets out a revised definition of 'deliverable' which clarifies that sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.6 The NPPF states<sup>8</sup> that at the point of adoption of the relevant Local Plan, there should be:
- A supply of specific, deliverable sites for years one to five of the plan period; and

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<sup>6</sup> NPPF, Department of Communities and Local Government, February 2019, paragraph 67

<sup>7</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722, Revision Date: 22 07 2019 Accessed:05/08/2020 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>8</sup> NPPF, February 2019, paragraph 67



- Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.7 To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site will be available for, and could be viably developed at the point envisaged.

### **Local context**

- 2.8 A new Sheffield Plan is required to take account of the challenges and opportunities that have emerged since Sheffield's current Local Plan was adopted in 2009. Once adopted, it will replace the current local plan: Core Strategy (2009) and a number of 'saved' policies from the Unitary Development Plan (1998).
- 2.9 In March 2009, the Sheffield Local Plan (formerly Sheffield Development Framework) Core Strategy was adopted and this sets out future housing requirements to 2026. The first SHLAA report (July 2008) formed the main evidence on housing land supply for the SDF Core Strategy Public Examination (including the public hearings held in September 2008). The Core Strategy Inspection report from February 2009 concluded that there was enough land to meet the housing requirement without the need for strategic or local review of the Green Belt. The report concluded that the supply was tight, and therefore recommended reallocation of surplus employment land for housing.
- 2.10 The Council then prepared a *City Policies and Sites Document*, which reached the Pre-Submission stage of the local-plan making process in 2013. However, the Council decided not to submit them to the Government, primarily because in the light of the new NPPF the housing requirement figures in the Core Strategy needed updating and the document did not identify sufficient land for new housing. As such, the *City Policies and Sites Document* did not proceed to adoption.
- 2.11 The 2015 *Citywide Options for Growth to 2034*<sup>9</sup> document identified and explained the challenges and opportunities that the city faces and set out a draft vision for what the city would be like in 2034. It also outlined a range of options for the nature and scale of development in Sheffield over the next 15-20 years.
- 2.12 Work has now commenced on a new Local Plan for Sheffield (this has been called the **Sheffield Plan**). The new Plan will look to 2037/38 and aims to identify additional land for new housing. This could include land currently designated as Green Belt. Consultation on the Sheffield Plan Issues and Options will be undertaken in 2020. The Sheffield Plan will take account of the

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<sup>9</sup> City Wide Options for Growth 2034, Sheffield City Council, 2015



level of housing need identified through the Local Housing Need calculation set out in Planning Practice Guidance<sup>10</sup>.

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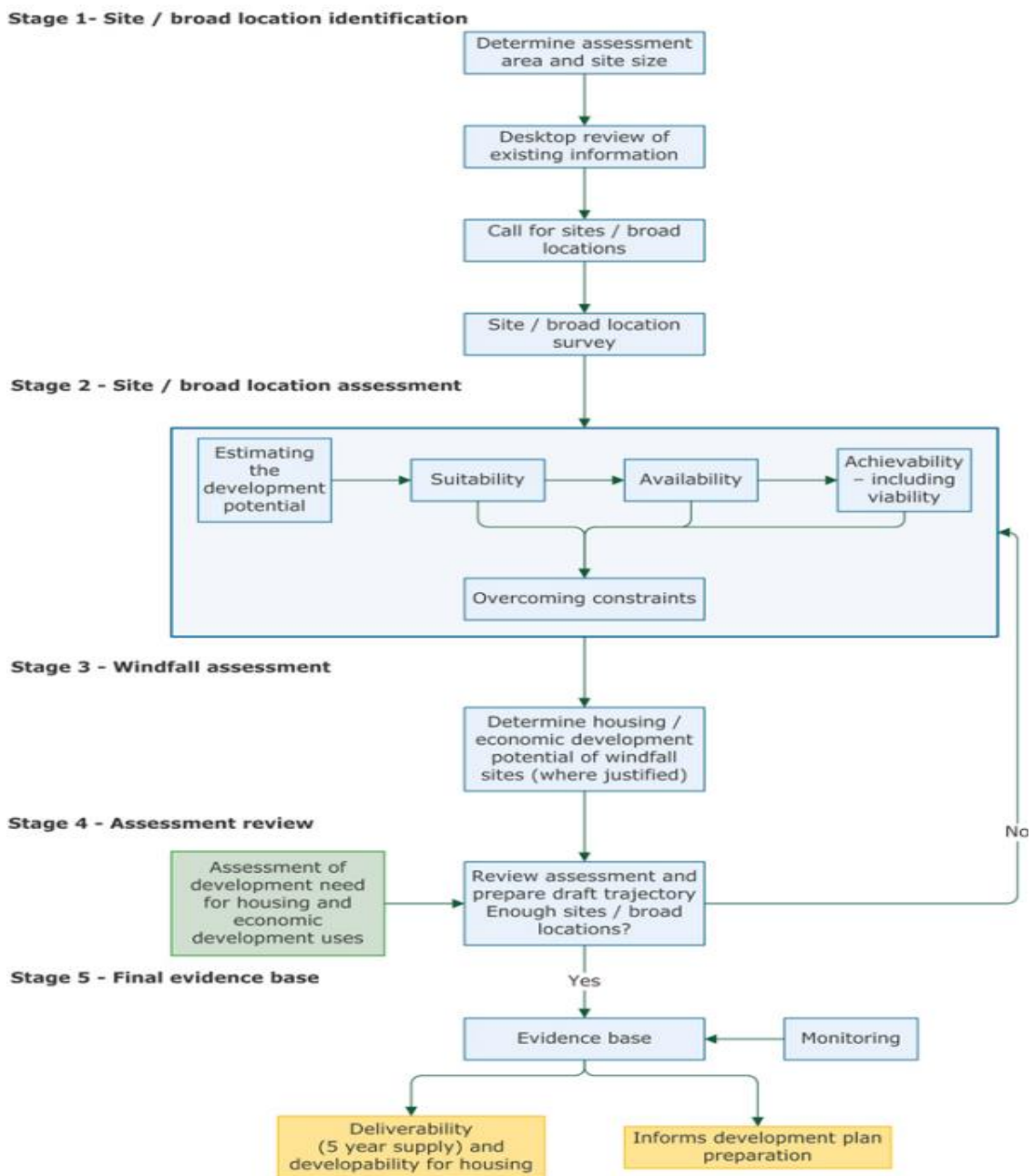
<sup>10</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>



### 3. Methodology

3.1 National Planning Practice Guidance has been followed, as shown in the flow chart below, and divergence from the guidance is explained. The methodology also builds on the joint approach developed with Rotherham in the first SHLAA in 2008, which had input from a Working Group (see paragraphs 3.4 to 3.7) with representatives from a number of organisations involved in housing delivery.

Figure 1: Methodology



## Stage 1: Identification of sites and broad locations

### Determine Assessment Area

- 3.2 The geographical area of search will focus in and around the main **urban areas** of Sheffield (Regional City), the **Principal Towns** of Stocksbridge/Deepcar and Chapeltown/High Green, and the **larger Villages** of Oughtibridge, Wharnccliffe Side and Worrall (see Table 1).
- 3.3 The Working Group agreed that it was not appropriate to consider extensions around **small villages**. These villages are washed over by the Green Belt and it was agreed that such settlements were unlikely to be regarded as sustainable (i.e. suitable) locations for **significant** new housing development). This does not mean that **small-scale** windfall housing development cannot take place in and around those villages in the future (subject to compliance with the adopted Local Plan) but merely that the settlements were not considered as part of this study.

**Table 1: Settlement Hierarchy in Sheffield**

Settlement Category	Settlement
<i>Regional City</i>	Main urban area of <b>Sheffield</b> .  Includes the suburban areas around the old village cores of Dore; Stannington; Grenoside; Ecclesfield; Woodhouse; Beighton; Mosborough.
<i>Principal Towns</i>	Chapeltown/ High Green.  Stocksbridge/Deepcar.
<i>Larger Villages (Inset within the Green Belt).</i>	Oughtibridge  Wharnccliffe Side  Worrall
<i>Smaller Villages (washed over by Green Belt)</i>	Bolsterstone; Brightholmlee; Dungworth; Ewden Village; Midhopestones; Ringinglow; Whitley

### Working Group

- 3.4 National practice guidance advocates a partnership approach, involving key partners from the outset. Since the publication of the first HELAA in 2008, we have committed to ensuring that the HELAA has been developed in partnership with the development industry and stakeholders of relevance. In particular a Working Group with representatives from the development industry was established.
- 3.5 Discussions have not been had with the Working Group since 2017, due to changes in personnel and timescales of the Local Plan preparation. Previously



the Working Group has had representatives from Sheffield and Rotherham Council policy teams, the Campaign to Protect Rural England (CPRE), and house builders and agents representing the House Building Federation (HBF).

- 3.6 We will be reforming the Working Group in autumn 2020, with membership to reflect the varied housing market in Sheffield (i.e. city centre schemes to suburban schemes). We recognise the importance of providing a market view and particularly the achievability of sites, build rates and capacities. Engagement with the Working Group at this early stage of the Sheffield Plan Issues and Options will allow for input into the site selection work for the Regulation 19 stage of the Sheffield Plan.
- 3.7 The main role of the Working Group is:
- Develop an agreed methodology consistent with national practice guidance;
  - Provide feedback on the provisional local authority assessments relating to the deliverability and developability of potential housing sites; and,
  - Provide commentary on any subsequent additional sites that are included in subsequent (to the initial) HELAA.

### **Determining sites to be included in the Assessment**

#### *Site Size*

- 3.8 The NPPG states that assessments should consider all sites capable of delivering 5 or more dwellings, however where appropriate, alternative site size thresholds can be considered.
- 3.9 The HELAA include **sites with a capacity for 1 or more units, which already have planning permission** (as at 31 March 2020) on the grounds that they are readily identifiable sites and, in total, are likely to make an important contribution to overall supply. If these sites lapse, they are included in the Brownfield Register. This is consistent with the national practice guidance and no attempt has been made in the study to identify potential on other small sites, other than those with planning permission.
- 3.10 The Council has chosen to use a site size threshold for *large sites* as 10 or more units. This is to bring it in line with definitions used for Development Management purposes<sup>11</sup> and for monitoring performance against *Building for Life* targets<sup>12</sup>. This approach was previously agreed with the HELAA Working

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<sup>11</sup> The Town & Country Planning (Development Management Procedure) (England) Order 2015, Part 1, defines major developments as (c) the provision of dwelling houses where (l) the number of dwellinghouses to be provided is 10 or more.

<sup>12</sup> See the Sheffield Local Plan Core Strategy, Appendix 2, policy CS74 target and indicator, page 179.



Group and consequently, *small sites* are now defined as those with capacity for fewer than 10 units.

### Desktop review of Existing Information

#### *Identification of Sites*

3.11 The HELAA has considered all available types of sites and sources of data including:

**Table 2: Types of sites and data sources**

Type of Site	Data Source
<p><b>Planning Applications: for the period up to 31 March 2020</b>                      Planning Applications will be reviewed regularly, and information collated in the HELAA database.</p> <p>Small (under 10 units) and large (over 10 units) sites</p> <p>The council will contact developers/landowners to ascertain delivery plans to ensure forecasting is accurate.</p>	Planning applications records (Outline/full planning permissions) Pending Applications Expired Applications Refused or withdrawn Applications Development starts and completions records Pre-Application enquiries
<p><b>SHLAA/ELR sites</b>                      Sites including previous call for sites will be reviewed to ensure the site assessment are up to date and accurate.</p>	SHLAA database ELR 2018 Call out for sites from 2009
<p><b>Local Authority development programmes</b>                      Sites in Council housing delivery programmes, including the Sheffield Housing Company</p>	Local authority records Commercial property records Sheffield Housing Company
<p><b>Brownfield Register</b>                      Sites identified as surplus through the Brownfield Register</p>	Sites with lapsed planning permission Other vacant sites suggested to the Council
<p><b>Housing and Economic Development sites under construction</b>                      Sites where development has started, but is not completed</p>	Information of these sites will be sourced from the Councils monitoring reports and site visits.
<p><b>Office to Residential, Retail to Residential and any other updates to permitted development rights</b>                      Sites which fall within 'permitted</p>	Planning Application records





Type of Site	Data Source
development rights' that allow for change of use or conversion to residential use.	
<b>Internal site suggestions from Planning Officers, Housing Officer, Economic Officer and other Officers e.g. Housing Officers, Leisure Officers etc.</b> Sites/broad locations from general knowledge of Sheffield will be included if they have not already been identified through other sources of supply.	Technical Assessment Development Briefs
<b>Housing and economic development sites put forward during a "Call for Sites" consultation and throughout the Local Plan production.</b>	Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, RSLs and developers etc.
<b>Green Belt Review</b> Sites identified through the Green Belt Review as part of the Sheffield Plan	Technical Assessments

*Call for Sites*

- 3.12 The NPPG<sup>13</sup>, states that local authorities should issue a call for potential sites and broad locations, to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute. This should include parish councils and neighbourhood forums, landowners, developers, businesses and relevant local interest groups, and local notification/publicity.
- 3.13 Since the publication of the first HELAA, a number of calls for potential sites and broad locations for development have been issued, alongside consultation on draft Plans. These are summarised below:
- Sites suggested to the Council – this 'call for sites' took place between 7 January and 20 February 2009, and generated 31 responses and suggestions for 54 sites for the Council to consider, covering around 295 hectares of land.
  - Proposed Local Plan allocations – consultation with land-owners of proposed site allocations took place during September and October 2009.

<sup>13</sup> Housing and economic land availability assessment, Paragraph: 012 Reference ID: 3-012-20190722, Revision Date: 22 07 0219 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed:05/08/2020



- Draft City Policies and Sites – consultation between June and August 2010.
- Additional Site Allocation Options for the City Policies and Sites - consultation between January and February 2012.
- Sites suggested to the Council – this ‘call for sites’ took place between 14 July to 22 August 2014, generating suggestions for 205 sites.
- Citywide Options for Growth – consultation between November 2015 – January 2016.
- Sites suggested to the Council – this ‘call for sites’ took place between 16 December 2019 – 07 February 2020, generating suggestions for 184 sites, of which 93 sites had previously been suggested to the Council, and 85 sites were new site suggestions.

3.14 Sites submitted to the Council between 2009 to February 2020, included land in the Green Belt. These sites have been recorded as known land that is available within the Green Belt for development, but have not been included as part of the current supply, because the Green Belt boundary can only be altered through a Local Plan review and exceptional circumstances must be demonstrated to justify any changes.

3.15 The [Site Selection Methodology Technical Note](#) sets out how sites will be assessed and considered for allocation in the Draft Sheffield Plan, which will be published in 2021.

**3.16 Sites suggested to the Council by respondents to the call for sites, and the outcome of assessments, can be found in the accompanying Sheffield Housing and Economic Land Site web [map](#).**

#### *Site Surveys*

3.17 All sites identified for inclusion in the HELAA were mapped and information about them recorded in the sites database.

3.18 In accordance with the NPPG<sup>14</sup>, where available, the following information was recorded at the survey stage:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;

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<sup>14</sup> Housing and economic land availability assessment, Paragraph: 015 Reference ID: 3-015-20190722. Revision Date: 22 07 0219 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed:05/08/2020



- physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraints;
- consistency with the development plan's policies;
- proximity to services and other infrastructure, such as public transport;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

*Excluded areas*

3.19 National guidance advises that particular types of land or areas may be excluded from the assessment as long as the reasons are justified. A nil housing potential would then be ascribed to these areas. Previously, the Working Group agreed that the following categories of land would be mapped and **excluded** from the assessment:

- Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)
- Sites of Special Scientific Interest (SSSIs and National Nature Reserves (NNRs))
- Local Nature Reserves (LNRs)
- Cemeteries, graveyards and crematoria
- Active flood plains (Flood Risk Zone 3b)
- Land associated with a Scheduled Ancient Monument
- Waterways, reservoirs, lakes, ponds and dams (though waterways will not be used to constrain the consideration of adjoining land if the waterway could reasonably be bridged).

*Other Environmentally Sensitive or Constrained Areas*

3.20 The Working Group also agreed that, as a general rule, it would be undesirable to build housing on other land that is either environmentally sensitive, important for outdoor recreation or in areas where the living environment would be unsatisfactory. Such sites would be likely to be regarded as unsuitable for housing when assessed through the development plan process because there would be more suitable alternatives available. It was therefore agreed that, in most instances, the following areas would be mapped and excluded from the assessment:

- **Locally important nature conservation sites**, as identified in the adopted UDP or emerging Local Plan documents. For **Sheffield**, this means *Sites of Scientific Interest (SSIs)* and *Local Wildlife Sites (LWSs)*



identified on the UDP Proposals Map and *Local Wildlife Sites* identified on the Draft Sheffield Plan Policies Map (2013).

- **Mature woodland** not covered by nature conservation designations;
- **Land in active recreational use** – parks, playing fields, sports grounds, golf courses, allotments and public open space identified by local authority Open Space Audits. [*Vacant, derelict* or *disused* recreational land was, however, considered];
- **Land within 200m metres of the M1 motorway**. This was based on advice from Sheffield Environmental Protection Service that it is fairly well established<sup>15</sup> that the assessment of the impact of road traffic emissions assumes background levels at 200m from source, i.e. a road. Whilst this would be influenced by whether there are obstructions, such as other structures (buildings, trees, etc., which also restrict dispersion of the pollutants), they recommended that the ‘precautionary principle’ should be adopted and it is desirable to restrict housing within 200m of the M1.
- Land outside the existing urban areas and Local Service Centres which has a **high probability of flooding** (Flood Risk Zone 3a). [Previously developed land in Zone 3a within the existing built-up areas was, however, assessed].
- Land within 60 metres of existing 275kV and 400kV **high-voltage overhead power lines** and within 30m of 132kV, 110kV and 66kV overhead power lines<sup>16</sup> was also mapped. This enabled the identification of areas where overhead power lines would be a potential constraint to development.

3.21 Although the areas referred to above were generally excluded from the assessment, an exception was made where it related to sites that were proposed as suitable for housing by a respondent in the HELAA ‘call-for-sites’ (see paragraphs 3.12 to 3.16). In such cases, a more detailed assessment of *suitability* has been undertaken; or if this has not been possible before the publication of this report, the 2019 ‘call-for-sites’ will remain in the HELAA database of sites, to allow for any future changes to the HELAA assessment methodology or Local Plan policy, which could mean a site becomes suitable, and we know that there is a willing landowner.

#### *Green Belt*

3.22 The Sheffield Plan Issues and Options [consultation](#) considers alternative spatial approaches to delivering the number of new homes that Sheffield needs over

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<sup>15</sup> DMRB - Design Manual for Roads and Bridges, LAQM TG(08) - Local Air Quality Management TG(08))

<sup>16</sup> Based on recommendations of the Cross Party Inquiry into Childhood Leukaemia and Extremely Low Frequency Electric and Magnetic Fields, July 2007.



the period to 2038. Two of the options (B and C) would involve removal of land from the Green Belt for development. The Site Selection Methodology [Technical Note](#) outlines in more detail how land would be assessed if this approach is taken. The purpose of the HELAA is not to make policy choices about which land should be allocated in the Local Plan; however it does report on the land within the Green Belt that is known to be *available* for development.

3.23 Land parcels within the current Green Belt have been identified in two ways:

- a. through the Green Belt Review, which identifies small parcels around the edge of the urban area; and,
- b. through the Call for Sites, which highlights land which is *available* in the Green Belt.

3.24 There is overlap between these two exercises and some sites will be within both categories. Although availability is critical to determining potential sites for allocation, it is not the only factor to be considered, and if the Council does need to take forward a quantity of Green Belt release through the Local Plan process, other issues will be taken into account.

3.25 The **Sheffield Housing and Economic Land Site web [map](#)** shows land within the Green Belt that has been submitted to us and is *available* for development.

## Stage 2 – Site/Broad Location Assessment

### Suitability

3.26 The NPPG<sup>17</sup>, states that the assessment should be guided by the development plan, emerging plan policy and national policy. When assessing sites against the adopted development plan, the assessment will need to take account of how up to date the plan policies are, and consider the appropriateness of identified constraints, and if these can be overcome. It is also the local authorities' view that *suitability* can only be properly tested through the development plan process, when the pros and cons of development for housing can be thoroughly examined. Where an up-to-date development plan has been adopted, the local authorities consider that this needs to be reflected in the assessment. If development of a site for housing is currently prevented by an adopted development plan policy, it potentially affects whether or when the sites can be *delivered* (even if the site is potentially suitable for housing). Consequently, the results are presented to show:

- a. the supply of suitable sites which do not have *current policy constraints*; and

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<sup>17</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 018 Reference ID: 3-018-20190722, Revision date: 22 07 2019, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020



- b. the additional supply of suitable sites which *currently* have policy constraints.

3.27 Without some recognition of existing or future potential policy constraints, the HELAA can give a potentially misleading picture of housing and economic land supply. This is because the database includes *suitable* sites that are likely to be allocated for either residential or non-residential uses, in the Draft Sheffield Plan. Consequently, the summary tables make clear how much of the identified supply is '*suitable but with policy constraints*'. The benefit of this approach is that it enables figures to be aggregated or disaggregated in whatever way is considered appropriate and enables consideration of both 'policy on' and 'policy off' scenarios when reaching conclusions on whether there is an adequate supply of housing and economic land.

3.28 Table 3 below sets out the definitions of *suitability* and related assumptions that have been used in the assessment of potential housing sites.



**Table 3: ‘Suitability’ – Definitions and Assumptions Used**

Database Classification	Definitions and Assumptions Used
‘Yes’	<p>Suitable for housing (consistent with current national planning policies on creating sustainable, mixed communities). Sites that could provide a suitable living environment for prospective residents; are sustainably located (in terms of access to public transport and local services) and located where housing development would not have an unacceptable impact on the environment. No local policy constraints.</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>deliverability</i> tests).</p> <p><u>All</u> sites with a current planning permission for housing fall in this category.</p>
‘Yes but with policy constraints’	<p>Suitable for housing (as above) <b>BUT</b> sites have <u>existing local policy constraints</u> that could prevent delivery in the next 5 years. This may include:</p> <p style="padding-left: 40px;">(a) Sites protected as <i>open space</i>; (b) Sites currently allocated for <i>non-residential uses</i>;</p> <p>Sites in this category have <u>not</u> been included in the 5-year supply of <i>deliverable</i> sites.</p>
‘Suitable within plan period’	<p>Not currently suitable for housing but likely to become suitable (and therefore be <i>developable</i>) before 2037/38. This includes:</p> <ul style="list-style-type: none"> <li>- Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) but where there is a reasonable prospect that the problems could be overcome at some point in the next 15 years; or</li> <li>- Sites where the environmental conditions for prospective residents would currently be unacceptable but where there is a reasonable prospect that conditions could become acceptable at some point in the next 15 years.</li> </ul> <p>Includes sites which are of marginal suitability in relation to current national and regional planning policies on <u>locations</u> for new housing development.</p> <p>Sites have been included as part of the <i>developable</i> supply from <u>2025/26 onwards</u></p>



<p>'Yes but with existing uses'</p>	<p>Not currently suitable for housing but likely to become suitable (and therefore developable) in the longer term after 2037/38.</p> <p>Further work would be required to assemble sites, relocate existing uses and plan for new infrastructure.</p> <p>Sites in this category have been assigned a housing potential.</p> <p>Sites have not been included as part of the developable supply up to 2037/38, but included <u>After 2037/38</u>.</p>
<p>'No'</p>	<p>Where development for housing would be inconsistent with national planning policies on creating sustainable mixed communities.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>- Sites in <i>Excluded Areas</i> (see paragraphs 3.19 to 3.20 above)</li> <li>- Sites in unsustainable locations (those that are remote from the existing Urban Areas, Principle Towns or Local Service Centres and which have poor access to public transport and which are not within easy walking distance of a reasonable range of local services and facilities); or</li> <li>- Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) and which are unlikely to be developable in the foreseeable future; or</li> <li>- Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future</li> </ul> <p>Sites in this category have been assigned a <b>nil housing potential</b>.</p>

**Availability**

3.29 The NPPG<sup>18</sup> states that a site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems. The *availability* of a site depends on whether the site is

<sup>18</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 019 Reference ID: 3-019-20190722, Revision date: 22 -7 2019 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020





owned by a developer/ builder, and whether the landowner has indicated their intention to sell the site. This information is generally available for sites with planning permission and a significant number of the other identified sites are known to be owned by the local authority. The NPPG indicates that the existence of planning permission can indicate sites' availability. For privately-owned sites, information can be confirmed by the call for sites and from land owners/agents.

- 3.30 Local authority site disposal programmes and development programmes have been used to inform the assessment of the availability of sites in local authority ownership. Previously, the HBF's view was that local authority sites should not be classed as 'available' unless there is a formal Council resolution to dispose of the site. Consequently, as a general rule, local authority sites have not been included in the 5-year supply unless there is a resolution to dispose of the site or the site is within an approved programme for development. This includes sites within the Council's Stock Increase Programme. An exception to this rule is Council-owned sites which are to be developed through the Sheffield Housing Company (SHC). These will be developed in partnership between Sheffield City Council as landowner and the private sector partner as developer.

**Table 4: 'Availability' – Definitions and Assumptions Used**

Database Classification	Definitions and Assumptions Used
Available now	<p>No legal or ownership problems (e.g. tenancies; multiple ownerships, etc).</p> <p>Builder intends to build or owner intends to sell (e.g. site advertised for sale).</p> <p>Includes all sites that are under construction.</p> <p>Can be <i>included</i> in the 5-year supply of <i>deliverable</i> sites (subject to <i>deliverability</i> test).</p>
Available within the next 5 years (by 31 March 2025)	<p>Not currently available but builder/developer has indicated that they are likely to secure ownership of site within years 1-5 or the landowner has indicated they would be prepared to sell within that period if approached by a builder/ developer (meaning there is a reasonable prospect of delivery).</p> <p>Can be <i>included</i> in the 5-year supply of <i>deliverable</i> sites (subject to <i>deliverability</i> test).</p>
Available after year 5 (after 1 April 2025)	<p>Not currently available and builder/developer has indicated that ownership of site unlikely to be secured until after 1 April 2025 or land owner has indicated they are not prepared to sell until after</p>



Database Classification	Definitions and Assumptions Used
	<p>that date.</p> <p>Also applies where there is uncertainty about ownership or about when site might become available.</p> <p><u>Not</u> included in the 5-year supply but may be included as part of the <i>developable</i> supply at any point from 2025/26 onwards, depending on level of constraints and market conditions within area in which site lies.</p>
Not Available	<p>Not currently available and the landowner has indicated that ownership of the site, will not be secured before 2037/38.</p> <p>Also applies where ownership in not known.</p> <p><u>Not</u> included in the 5-year supply but may be included as part of the <i>developable</i> supply at any point from 2025/26 onwards, depending on level of constraints and market conditions within area in which site lies.</p>

**Achievability**

3.31 This test depends primarily on the economics of development.

3.32 The Regional Practice Guidance produced by Arup on behalf of the former Yorkshire and Humber Assembly (May 2008)<sup>19</sup>, acknowledged that the assessment of whether a site is *achievable* in the longer term may be highly complex, particularly given fluctuations in the housing market. Assessing the *achievable* of identified sites has been one of the most challenging elements of the HELAA. The ‘credit crunch’ and lack of **effective demand**<sup>20</sup> for new housing, particularly in the period directly after that, meant that many of the sites with planning permission that were deemed deliverable in earlier HELAAs were not built out or were developed more slowly. Our assessment was therefore more cautious in the previous 2015 SHLAA about the deliverability of dwellings on sites with full planning permission where construction had not yet

<sup>19</sup> Understanding Yorkshire and Humber’s Strategic Housing Land Availability, Arup on behalf of the Yorkshire and Humber Assembly, April 2008.

<sup>20</sup> The ‘effective demand’ reflects the number of people who can actually afford to buy in the current market, taking into household incomes, house prices and the availability of mortgage finance.



started. The impact of Covid-19 on achievability of sites is not yet fully known, but will likely also result in some sites with planning permission not being built out, or being built at slower speeds than previously indicated.

- 3.33 Relatively few of the sites with planning permission have major physical or ownership constraints preventing their delivery. In Sheffield, in previous years, it has primarily been a lack of effective market demand which has held back delivery, rather than a lack of *suitable, available* sites. Recent completions provide an indication that the overall housing market is improving, and some schemes previously discounted from the 5-year supply could be delivered sooner than has been assumed. This will continue to be monitored in future updates of the HELAA.
- 3.34 In Sheffield, all sites with planning permission for housing are visited by Council planning officers annually in the summer (this did not happen for summer 2020 due to the restrictions in place from COVID-19). Instead the 2019/20 completions have used Council Tax records, as well as details of refuse collection services being provided to new residential properties, and building control completion certificates. Attempts were also made to contact the developers of all larger schemes (10 or more dwellings) that have planning permission. Developers were asked to provide estimates of annual completion rates and, for schemes where construction had not yet started, were asked to indicate a likely date for starting construction and any constraints to development. The impact of COVID-19 has meant many schemes were on hold, or officers were unable to make contact, therefore we will need to spend more time talking to developers about their build out intentions/expectations before being able to reach a robust trajectory.
- 3.35 The Council's Housing and Neighbourhood Regeneration Service provided estimates of phasing and annual rates of delivery on sites being supported by public subsidy. This includes sites being delivered through the National Affordable Housing Programme, the Sheffield Housing Company, and sites within the Stock Increase Programme.
- 3.36 The HBF representatives generally provided a market view on all large sites of 10 or more units and advised on which sites might be constrained due to market or other factors. Since 2017/18 permissions have not been shared or discussed by the Working Group due to the timescales of the Local Plan preparation. Table 5 below sets out how achievability has been classified;



**Table 5: ‘Achievability’ – Definitions and Assumptions Used**

Database Classification	Definitions and Assumptions Used
‘Highly likely’	<p>Completion of all or some of the potential units highly likely within the next 5 years (31 March 2025).</p> <p>No major constraints identified which would be likely to prevent development in the next 5 years.</p> <p>Can be included in the 5-year supply of deliverable sites (subject to <i>deliverability</i> test).</p>
‘Possible’	<p>Completion of all or some of the potential units possible within the next 5 years but achievability is uncertain.</p> <p>Constraints identified which could prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites, but still considered in the longer-term <i>developable</i> supply if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged.</p>
‘Not achievable’	<p>Highly unlikely that completion of all or some of the potential units will be achievable within the next 5 years.</p> <p>Constraints identified which would be highly likely to prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>

3.37 National guidance states that sites which are not *deliverable* in the first 5 years should still be considered *developable* if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged. Longer term *developable* sites, which at present are undeliverable in the period 2020/21 to 2024/25, are included within later phases.



### Site Capacities

- 3.38 For sites with full planning permission for housing, the assessment has used the approved dwelling<sup>21</sup> numbers. The inclusion of purpose-built student accommodation in the overall housing supply is an approach now set out in NPPG<sup>22</sup> (both communal halls of residence and self-contained dwellings).
- 3.39 Where more than one approved scheme exists on a site and development has not yet started, the most recent permission has been assumed to be the one that is most likely to be implemented. For sites with outline planning permission, indicative site layouts were used where these were available, though in some cases they have been revised to reflect the views of the HBF representatives on the Working Group.
- 3.40 For other sites without planning permission (or outline permissions without indicative layouts), density multipliers were used. The national practice guidance advises that the estimation of development potential for sites should be guided by existing or emerging plan policy including locally determined policies on density<sup>23</sup>.
- 3.41 For Sheffield, the density assumptions used in the update are consistent with the density ranges for different locations set out in policy CS26 in the adopted Sheffield Local Plan Core Strategy. For most locations, the assumed densities are slightly lower than those used in the first HELAA and are based on the *bottom end* of the density ranges usually required by the Sheffield Local Plan Core Strategy. This adjustment has been made to reflect what is expected to be a shift in market preference towards building houses rather than apartments, at least in the short-term. Density assumptions are set out in Appendix 1.
- 3.42 Rules of thumb for calculating net developable areas are based on assumptions from analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-

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<sup>21</sup> The definition of a 'dwelling' that has been used is that set out in the National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions, and the 2001 Census definition. It therefore includes purpose-built student accommodation because a dwelling is any self-contained unit of accommodation (self-containment is where all the rooms in a household are behind a door, which only that household can use). This would therefore apply to a group of students living together in a 'cluster flat' or to a single student living on their own in a studio flat.

<sup>22</sup> National Planning Practice Guidance, Housing supply and delivery, Paragraph: 034 Reference ID: 68-034-20190722, Revision date: 22 07 2019, <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply> Accessed: 05/08/2020

<sup>23</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 016 Reference ID: 3-016-20190722, Revision date: 22 07 2019 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020



Region<sup>24</sup>. The 'rules of thumb' used for calculating net site areas are also set out in Appendix 1.

- 3.43 Following the Citywide Option for Growth consultation in 2015, a limited design-led capacity study was carried out for the city centre and areas around the edge of the city centre. The capacity work has been incorporated into this version of the HELAA. The study identified opportunities for new housing and used a standard perimeter block development format to estimate the development footprint for each site. The average densities used in the capacity study are in excess of the HELAA assumptions that would normally be used to estimate the capacity of a site. Most of this work has been superseded by the Central Area Strategy (see paragraphs 3.483.50 to 3.50), but some areas of the city, such as Attercliffe are not included in the Central Area boundary, but the design-led approach has been used in the site capacities.
- 3.44 Adjustments may need to be made to the density assumptions in future updates if monitoring shows that actual densities being achieved on approved schemes are lower (or higher) than had previously been estimated, or changes informed by updated evidence work, such as the Central Area Strategy.

#### Build Rates

- 3.45 Where possible, the developer's estimates of build rates have been used. For all other sites, advice issued by the HBF nationally on build rates on large sites has been used<sup>25</sup>. Build rates for the current year 2020/21 have been reduced to take account of the likely depressed housing market conditions and lower build rates that can be achieved with social distancing as a result of Covid-19. There is a gradual increase in the 5 year period to 2024/25 before returning to 'normal' rates from 2025/26 onwards. These rates reflect the approach that was previously agreed with the HBF representatives on the Working Group following the last recession, and are reviewed regularly. The assumptions used are set out in Table 6 below.
- 3.46 Recent monitoring of permissions, completions, research on build rates used in other HELAAs and academic research, indicates that the market has returned to 'normal' rates following the financial crash of 2008, and the Council propose to no longer assume a step up in build rate over a number of years (this was a post-recession measure put in place). This approach has been taken by Rotherham in their recent SHLAA as part of the **Rotherham** Local Plan examination. The approach has not been used in this version of the **Sheffield** HELAA, because the Council will seek the market view of the (reconvened) Working Group, and seek to understand the implications of COVID-19 on build rates; these will be published in the next HELAA.

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<sup>24</sup> East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw).

<sup>25</sup> Letter to local authorities to HBF, 7 April 2008.



**Table 6: 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	

**Note:** these assumptions have only been used where specific figures have not been provided by the builder/ developer.

**Lead-in Times**

Previous HBF advice on lead times for commencing development has been used to estimate when development is likely to start once it has permission. Slightly different assumptions have been used for Council sites that are part of the housing development programme. This takes account additional time needed to obtain Council approval and select a preferred developer.

3.47 Table 7 below shows the assumed lead-in times that have been used to estimate when dwellings are likely to be delivered.



**Table 7: Assumed Lead Times for Developing Large Sites**

Process	Assumed Lead Time					
	Council Sites <sup>26</sup>			Private Sites		
	10 - 50 units	Over 50 units	100+	10-50 units	Over 50 units	100+
1) Advertising site to securing Cabinet Approval for Preferred Developer	1 year	1 year	1 year	N/A	N/A	N/A
2) Obtaining planning permission, provision of statutory services and ground preparation work	2 years	2 years	3 years	1 year	2 years	3 years
<b>Total</b>	<b>3 years</b>	<b>3 years</b>	<b>4 years</b>	<b>1 Year</b>	<b>2 years</b>	<b>3 years</b>

**Note:** Completions (using build rates) begin the following year e.g. if there is a total 2 years lead in, completions start in the 3<sup>rd</sup> year.

### Central Area Strategy

3.48 Deloitte and Planit-IE are developing the Sheffield Central Area Strategy, to provide a framework for accelerated delivery of sustainable residential growth across the City Centre. As part of this, a capacity study has been undertaken, and provisional findings show potential for 20,000 new homes across the Central Area.

<sup>26</sup> Only applies to sites that are part of the Council's housing programme. Lead times for developing other surplus Council sites have been assumed to be the same as for privately owned sites.





- 3.49 The Central Area Strategy considers a neighbourhood approach to future plan making, and the boundary of the Central Area<sup>27</sup> is therefore slightly different to that of the City Centre Housing Market Area, used previously in the HELAA to identify housing land supply by sub-areas. This report presents land supply using both the Central Area and City Centre Housing Market Area.
- 3.50 The capacity study takes a density led approach to each neighbourhood within the Central Area, taking account of townscape character appraisals. Analysis identifies appropriate building heights within different areas, and uses benchmarked typologies to inform appropriate densities which inform the capacity testing. The capacity study will be incorporated into the next publication of the HELAA, once complete and taking account of the Sheffield Plan Issues and Options consultation.

### **Stage 3 – Windfall assessment**

- 3.51 The National Planning Policy Framework, defines windfall sites as<sup>28</sup>:

*“Sites not specifically identified in the development plan.”*

- 3.52 National planning policy allows for a windfall allowance if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to:
- the SHLAA, and
  - historic windfall delivery rates and expected future trends
- 3.53 The NPPF requires that local planning authorities should identify a further supply of **developable** sites for years 6-10 and, where possible, years 11-15 from the date of adopting the Local Plan. The NPPF states that a windfall allowance can be included as part of the anticipated supply of land and therefore we have included a windfall estimate for large sites for years 6-10 and 11-15. An allowance for small windfall sites, has been included in the 5-year supply figures set out in the tables below, as well as part of the potential supply of developable sites. No large site windfalls are included in the 5-year supply as they cannot, by definition, be evidenced as being deliverable using the definition in the NPPF.
- 3.54 It should be noted that, in the first HELAA, small sites were defined as those of less than 15 dwellings, so, in examining past trends, an adjustment has been made for sites of 10-14 dwellings. Consequently, the annual estimate of completions on small sites is lower than in the first study.

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<sup>27</sup> The Sheffield Plan, Our City, Our future, Issues and Options, September 2020, Map 1, page 34 <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/sheffield-plan/Sheffield%20Plan%20Issues%20and%20Options.pdf>

<sup>28</sup> National Planning Policy Framework, DCLG, February 2019, glossary



3.55 Table 8 (a) below shows the trend in permissions on small sites (capacity for less than 10 dwellings) over the last 15 years. On average **368 dwellings** have been granted permission each year.

3.56 Small site completions data is available from 2008/09<sup>29</sup>. On average **231 dwellings** have been completed each year. See Table 8 (b) *Actual small site completions – average calculated from 2008/09 to 2019/20*.

**Table 8: Sheffield: Recent Trends in Permissions and Completions on Small Sites**

**(a) Permissions<sup>30</sup>**

**Dwellings Granted on Small Sites 2005-2019/20**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average
Permissions on small sites	363	367	394	532	315	279	151	394	517	309	506	349	323	373	354	<b>368</b>

**(b) Small site completions**

**Actual small sites completions-average calculated from 2008/9 to 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	237	249	218	178	228	248	354	239	229	296	154	136	<b>231</b>

3.57 It was agreed previously by the Working Group that it was reasonable to assume that **200 dwellings** per year would be built on small sites in the 5-year supply period, an approach rolled forward from the 2012 SHLAA update. The figure put forward by the Working Group is a judgement and is not based on any particular model or formula. The Council continue to conclude that it is reasonable to make an allowance of **200** new homes per annum on small sites. Our analysis of past trends shows that sites of fewer than 10 new homes deliver, on average, 210 new homes per year (the previous 5-year average).

3.58 When site visits took place in May 2019, more than 320 new homes were under construction on small sites, which suggests that the relatively low level of completions on small sites in 2018/19 was an anomaly, however the figure for 2019/20 is even lower. This could be due to the change in how sites have been

<sup>29</sup> Monitoring on sites within residential gardens is not available prior to 2008/09. Completions data is available for this period, however this was before the SHLAA database of sites was established, and data is not held to the level of detail required.

<sup>30</sup> 2014/15 monitoring moved to financial years, the figure takes account of small site permissions from 1st January 2014 to 31st March 2014 and then 1<sup>st</sup> April 2014 to 31st March 2015 permissions.



monitored this year, without physical site visits (due to COVID-19). Council tax and waste refuse collection has been used as the only evidence for small site completions, and there could be a delay in a site being classed as complete on a site visit and registering with Council tax. It could also be due to the impact of COVID-19 halting and slowing construction on sites. This trend will continue to be monitored in the HELAA.

3.59 The assumptions imply that a total of 1,000 dwellings would be delivered on small sites over the 5-year period. It means that in addition to the 648 dwellings on small sites which have planning permission<sup>31</sup>, at least 352 additional dwellings will need to come forward on small windfall sites (see Table 10).

3.60 Whilst future trends in small site windfalls may be different to those in the past, there is no evidence to suggest they will decrease. In a major urban area, such as Sheffield, there are a large number of potential sources of supply these include:

- conversion or redevelopment of non-residential buildings;
- sub-division of large houses;
- conversion of vacant floor space above shops; and,
- infill on small areas of unused land (with the exclusion of residential gardens).

The continued emphasis in the Sheffield Plan Issues and Options document on efficient use of land and on concentrating housing development in the urban areas should help to sustain the number of small windfall sites coming forward. It is therefore appropriate to include windfall allowance within the 5-year *deliverable* and later *developable* housing supply.

3.61 An allowance for **large windfall sites** (10 or more dwellings) has been made within the trajectory for the period from 2024/25 onwards. For the purpose of this calculation, windfalls are defined as being planning permissions granted on sites that were not previously identified in any way in the HELAA. This varies slightly from the definition in the NPPF, as Sheffield currently has very few allocated sites adopted in a Local Plan<sup>32</sup>, and therefore, a better reflection of previously unknown sites is to assess windfalls as those sites not previously included in the HELAA.

3.62 The Council propose a conservative allowance of **200 windfalls per annum** on large sites. The annual figures are in Table 9 below:

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<sup>31</sup> 648 dwellings represent 70% of the 923 dwellings which have planning permission on small sites.

<sup>32</sup> Residual greenfield allocations from the Unitary Development Plan (adopted 1998).



**Table 9: Annual Large Windfall allowance 2015/16 to 2019/20**

Year	Number of dwellings granted planning permission on large windfall sites
2015/16	700
2016/17	797
2017/18	1,273
2018/19	1,457
2019/20	895
<b>Total</b>	<b>5,122</b>
<b>5-year average</b>	<b>1,024</b>

- 3.63 It is recognised that larger windfalls could be lower in the years immediately after adoption of the Sheffield Plan (as some types of developers focus their attention on the allocated sites, including Green Belt releases if they are included in the Sheffield Plan), However, both assessments take a very cautious approach. The assessments will be reviewed through annual monitoring.
- 3.64 For the purposes of calculating the 5-year supply of deliverable housing sites, no completions are assumed on large windfall sites, as these would not fit within the definition of ‘deliverable’.
- 3.65 The assumed trajectory for delivery of small sites and large sites is shown in Table 10 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 Working Group, and evidenced by previous completions set out in Table 8 above. The split between delivery of small sites with planning permission, and small site windfalls reflects the recognition that we anticipate 70% of current permissions being delivered, and additional windfall sites coming forward.
- 3.66 It is estimated that around **6,200** additional dwellings could be accommodated on small and large windfall sites in Sheffield in the period 2025/26 to 2037/38.

**Table 10: Assumed Windfall delivery on Small and Large Sites (2020/21 to 2037/38)**

Year	Small Sites with Planning Permission at 31.3.20	Small site windfalls	Small site total number dwellings	Large site windfalls
2020/21	200	0	200	0
2021/22	112	88	200	0
2022/23	112	88	200	0
2023/24	112	88	200	0



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<b>Year</b>	<b>Small Sites with Planning Permission at 31.3.20</b>	<b>Small site windfalls</b>	<b>Small site total number dwellings</b>	<b>Large site windfalls</b>
2024/25	112	88	200	0
<b>Sub-Total 5-year supply</b>	<b>648</b>	<b>352</b>	<b>1,000</b>	<b>0</b>
2025/26	0	200	200	200
2026/27	0	200	200	200
2027/28	0	200	200	200
2028/29	0	200	200	200
2029/30	0	200	200	200
2030/31	0	200	200	200
2031/32	0	200	200	200
2032/33		200	200	200
2033/34	0	200	200	200
2034/35	0	200	200	200
2035/36	0	200	200	200
2036/37	0	200	200	200
2037/38	0	200	200	200
<b>Sub-Total 13-year supply</b>	<i>0</i>	<i>2,600</i>	<i>2,600</i>	<i>2,600</i>
<b>Total 2020/21 to 2037/38</b>	<b>648</b>	<b>2,952</b>	<b>3,600</b>	<b>2,600</b>



## 4. Dwelling Completions in 2019/20

- 4.1 This section provides information on dwellings completions in Sheffield in the period (2019/20); a full list of sites that delivered completions in 2019/20 is attached at Appendix 2: Sheffield: List of Sites Delivering Completions in 2019/20.
- 4.2 The gathering of data to inform the 2019/20 completions has been based on the following sources:

**Table 11: Data sources used for 2019/20 housing completions**

<b>Data Source</b>	<b>What it can tell us about site status</b>
<b>Council Tax</b>	Number Built/ Completed
<b>Waste Collection Data for new residential properties</b>	Number Built/ Completed
<b>Building Control</b>	Started on Site/ Under Construction/ Completed
<b>Development Management Commencement note i.e. conditions discharged</b>	Started on Site/ Under Construction
<b>Community Infrastructure Levy (CIL) commencement notice</b>	Started on Site/ Completed
<b>Site visits for all sites with planning permission (small and large)</b>  <i>Due to COVID-19 restrictions this could not happen, instead some sites were updated using local planning officer knowledge.</i>	Started on Site/ Under Construction Number Built/ Completed
<b>Contact developers and agents of sites with planning permission (sites with a capacity 10 or more units)</b>  <i>Due to COVID-19 restrictions this is still ongoing.</i>	Started on Site/ Under Construction Timeframe for 5 years



### Gross Completions in 2019/20

- 4.3 Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2019/20 below shows that 3,101 (gross) dwellings were completed in Sheffield in 2019/20. This represents a 55%<sup>33</sup> increase on the previous year. 2,965 of the dwellings completed (96%) were on large sites (10 or more units) and 136 dwellings (4%) were on small sites.
- 4.4 Table 13: Sheffield: Gross Dwelling Completions in 2019/20 – Site Size shows the breakdown for the different housing market areas in Sheffield (see Figure 3 for a map). It shows that 77 % of dwelling completions were in the City Centre and Urban West Housing Market Areas.
- 4.5 House types and size of dwellings completed are shown in Table 14 and Table 15. The largest proportion of total completions were for Purpose Built Student Accommodation (PBSA) (52%), followed by apartments (26%), with houses or bungalows representing the smallest total completions (22%).
- 4.6 Compared to last year, the actual number of houses or bungalows completed has stayed very similar, an increase of 10%<sup>34</sup>, with the largest number of units being completed on Sheffield Housing Company schemes in the Manor, Arbourthorne and Gleadless Housing Market Area.
- 4.7 The high completion figures for this year were expected, based on the evidence from the previous year, which showed a very high number of units nearing completion at the end of 2018/19. Compared to last year, the actual number of PBSA dwellings completed has increased by almost 95%<sup>35</sup>. Within the City Centre and Urban West Housing Market Areas, 1,000 units were completed from just 5 PBSA schemes.

### Gross and Net housing delivery since the Core Strategy base date

- 4.8 Table 12 shows gross and net housing completions since the Sheffield Local Plan Core Strategy base date of 1 April 2004. It shows that 24,479 dwellings have been added to the housing stock over the last 16 years (an average of 1,530 dwellings per year).
- 4.9 Almost 95% of homes completed since 2004 have been built on previously developed (brownfield) sites. This exceeds the 88% target set by the Core Strategy.

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<sup>33</sup> 2,000 dwellings completed (gross) in 2018/19, which is  $(3,101-2,000)/2,000 = 55\%$  increase.

<sup>34</sup> Calculated by:  $(672 \text{ houses in } 2019/20 - 611 \text{ houses in } 2018/19)/611 = 9.9\%$

<sup>35</sup> Calculated by:  $(1,620 \text{ PBSA in } 2019/20 - 831 \text{ PBSA in } 2018/19)/831 = 94.9\%$



**Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2019/20**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2004/05 to 2019/20	Average / Year 2004/05 to 2019/20
Dwellings - greenfield	171	152	80	13	199	84	23	30	39	56	130	36	89	100	154	228	1,584	99
Dwellings – previously developed land	1,167	1,674	1,455	2,407	1,864	1,642	881	594	714	876	1,566	1,561	1,648	1,484	1,015	1,253	21,801	1,363
<b>Gross Dwelling Completions (excl student flats)</b>	<b>1,338</b>	<b>1,826</b>	<b>1,535</b>	<b>2,420</b>	<b>2,063</b>	<b>1,726</b>	<b>904</b>	<b>624</b>	<b>753</b>	<b>932</b>	<b>1,696</b>	<b>1,597</b>	<b>1,735</b>	<b>1,584</b>	<b>1,169</b>	<b>1,481</b>	<b>23,383</b>	1,461
Purpose Built Student Accommodation (all previously developed land)	5	298	468	462	630	347	38	14	180	42	116	24	723	802	831	1,620	6,600	413
<b>Gross Dwelling Completions (incl. student flats)</b>	<b>1,343</b>	<b>2,124</b>	<b>2,003</b>	<b>2,882</b>	<b>2,693</b>	<b>2,073</b>	<b>942</b>	<b>638</b>	<b>993</b>	<b>974</b>	<b>1,812</b>	<b>1,621</b>	<b>2,458</b>	<b>2,386</b>	<b>2,000</b>	<b>3,101</b>	<b>30,043</b>	1,878
<b>% Dwellings (including Purpose Built Student Accommodation) on Previously Developed Land</b>	<b>87.27%</b>	<b>92.84%</b>	<b>96.01%</b>	<b>99.55%</b>	<b>92.61%</b>	<b>95.95%</b>	<b>97.56%</b>	<b>95.30%</b>	<b>95.82%</b>	<b>94.25%</b>	<b>92.83%</b>	<b>97.78%</b>	<b>96.46%</b>	<b>95.81%</b>	<b>92.30%</b>	<b>92.65%</b>	<b>94.69%</b>	94.69%
Minus losses through demolitions	1,475	638	380	356	162	242	294	184	118	19	29	176	177	46	7	1	4,304	269
Minus losses through conversion and change of use	0	16	19	40	24	27	18	7	13	17	18	13	33	36	18	17	316	20
Minus losses at Park Hill due to conversion *	0	0	0	295	295	294	0	0	0	0	0	0	0	0	0	0	884	55
<b>Net Completions</b>	<b>-132</b>	<b>1,470</b>	<b>1,604</b>	<b>2,191</b>	<b>2,212</b>	<b>1,510</b>	<b>630</b>	<b>447</b>	<b>802</b>	<b>938</b>	<b>1,765</b>	<b>1,432</b>	<b>2,248</b>	<b>2,304</b>	<b>1,975</b>	<b>3,083</b>	<b>24,479</b>	1,530
Local Plan Core Strategy net requirement (2004/05 to 2014/15). Figures used to calculate the Housing Delivery Test (2015/16 onwards)**	1,025	1,025	1,025	1,025	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,820	1,823	1,922	2,098	2,124	23,862	n/a
Number of dwellings above/ below requirement	-1,157	445	579	1,166	787	85	-795	-978	-623	-487	340	-388	425	382	-123	959	617	39
<b>%Performance relative to requirement</b>	<b>-112.9%</b>	<b>143.4%</b>	<b>156.5%</b>	<b>213.8%</b>	<b>155.2%</b>	<b>106.0%</b>	<b>44.2%</b>	<b>31.4%</b>	<b>56.3%</b>	<b>65.8%</b>	<b>123.9%</b>	<b>78.7%</b>	<b>123.3%</b>	<b>119.9%</b>	<b>94.1%</b>	<b>145.2%</b>	<b>102.6%</b>	96.5%

\* This figure includes a loss of 884 dwellings at Park Hill which were not previously accounted for in the annual net completions figures

\*\* The housing requirement from 2015/16 onwards is based on figures used to calculate the Housing Delivery Test. This uses household projections for 2015/16 - 2017/18 and Local Housing Need figure (calculated using the Government's standard methodology) from 2018/19 onwards.





Figure 2: Sheffield Gross and Net Dwellings Completions 2004/05 to 2019/20

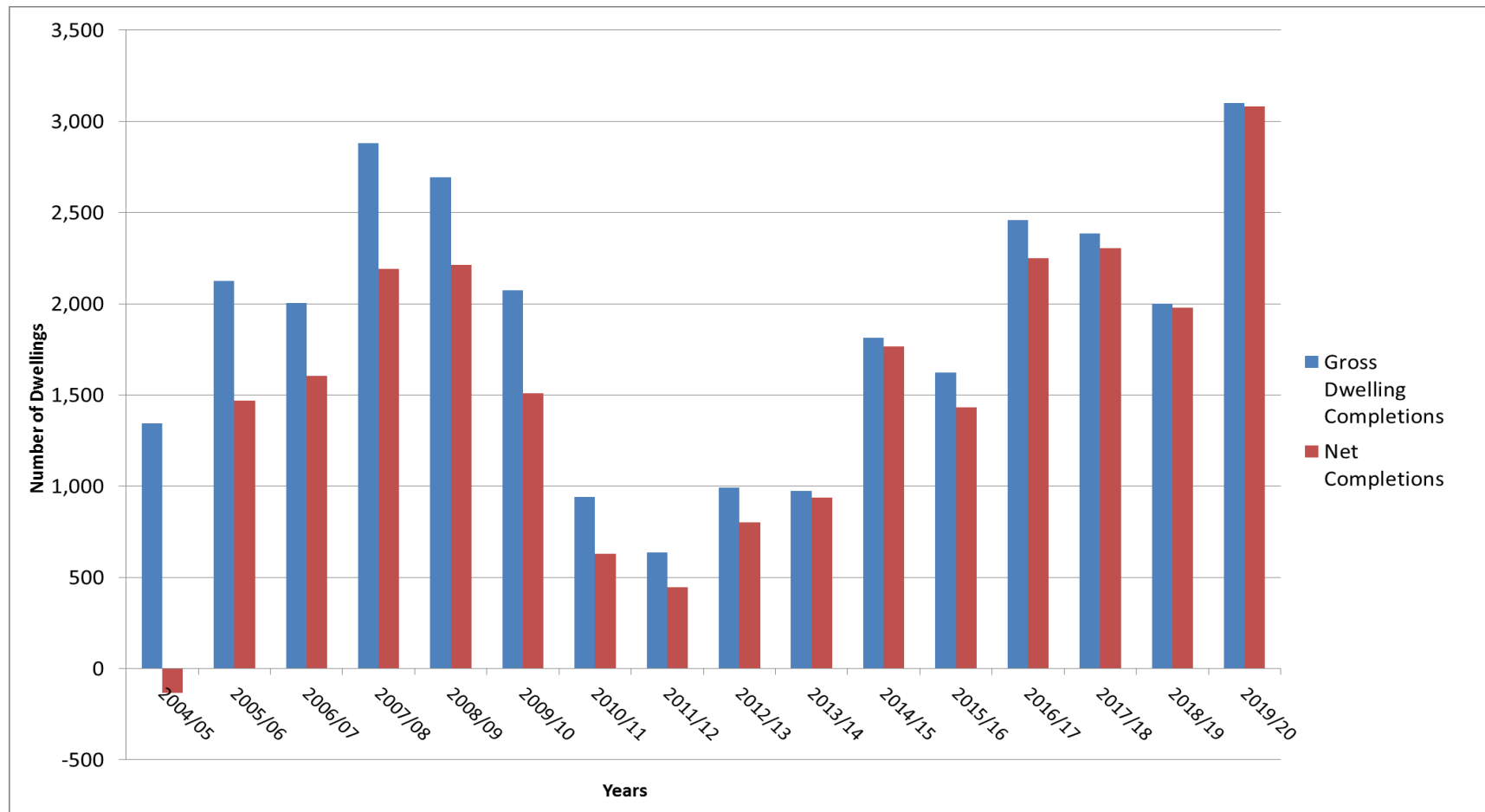
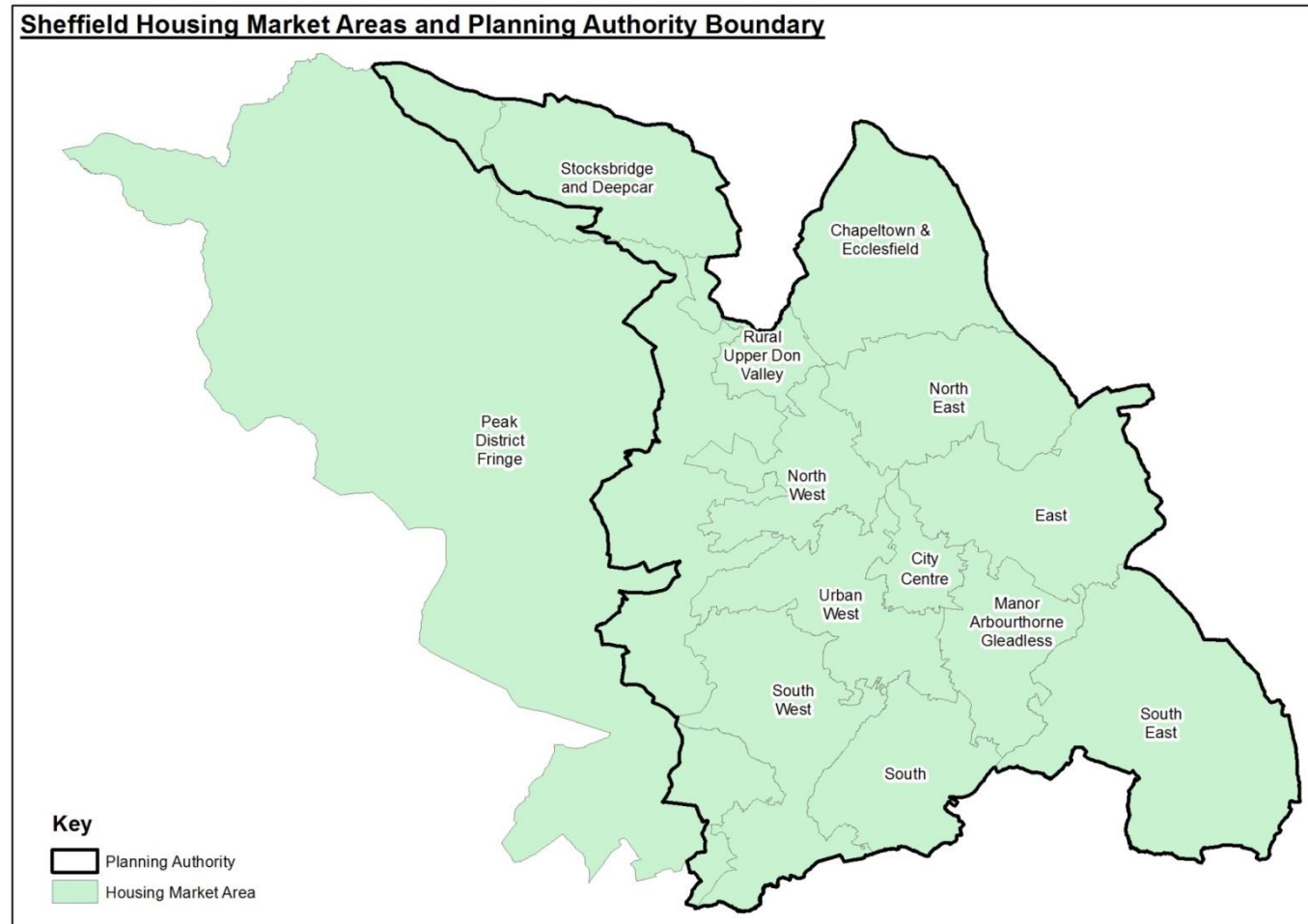


Figure 3: Sheffield Housing Market Areas and Planning Authority Boundary



**Table 13: Sheffield: Gross Dwelling Completions in 2019/20 – Site Size**

Sheffield Housing Market Area	Completions on Large Sites	Completions on Small Sites	Total Completions	% of Total Completions
Chapelton & Ecclesfield	21	4	25	1%
City Centre	1,586	22	1,608	52%
East	0	2	2	0%
Manor Arbourthorne Gleadless	288	3	291	9%
North East	53	2	55	2%
North West	28	8	36	1%
Peak District Fringe	24	2	26	1%
Rural Upper Don Valley	0	1	1	0%
South	77	6	83	3%
South East	105	10	115	4%
South West	55	14	69	2%
Stocksbridge and Deepcar	0	2	2	0%
Urban West	728	60	788	25%
<b>Total</b>	<b>2,965</b>	<b>136</b>	<b>3,101</b>	

**NOTE:** Peak District Fringe – The updated SHMA (2019) altered this HMA’s name from Peak District National Park, to clarify that it is the rural areas within Sheffield’s Local Planning Authority boundary rather than within the National Park itself. The Housing Market Area boundary is not the same as the legal boundary (in which land use planning in the park is the responsibility of the Peak District National Park Authority).



**Table 14: Sheffield: Gross Dwelling Completions in 2019/20 – Dwelling Type**

Sheffield Housing Market Area	Apartment	House	Purpose Built Student Accommodation (PBSA)	Total Completions
Chapelton & Ecclesfield	3	22	0	25
City Centre	402	15	1,191	1,608
East	1	1	0	2
Manor Arbourthorne Gleadless	5	286	0	291
North East	0	55	0	55
North West	16	20	0	36
Peak District Fringe	0	26	0	26
Rural Upper Don Valley	0	1	0	1
South	7	76	0	83
South East	7	108	0	115
South West	19	50	0	69
Stocksbridge and Deepcar	0	2	0	2
Urban West	349	10	429	788
<b>Total</b>	<b>809</b>	<b>672</b>	<b>1,620</b>	<b>3,101</b>
<b>Total %</b>	<b>26%</b>	<b>22%</b>	<b>52%</b>	<b>100%</b>



**Table 15: Sheffield: Gross Dwelling Completions in 2019/20 – Size and Type**

Category of Site	Total Dwellings	Apartments & Maisonettes					Houses & Bungalows					Purpose Built Student Accommodation (PBSA)	PBSA Bed spaces
		1 bed/ Studio	2 bed	3 bed	4+ bed	Total	1 bed	2 bed	3 bed	4+ bed	Total		
Large sites	<b>2,965</b>	429	230	61	1	721	1	101	318	214	634	<b>1,610</b>	3,466
Small sites*	<b>136</b>	51	25	8	4	88	1	7	20	9	37	<b>11</b>	55
<b>Total</b>	<b>3,101</b>	480	255	69	5	<b>809</b>	2	108	338	223	<b>671</b>	<b>1,621</b>	3,521
<b>% of Total Completions</b>		15%	8%	2%	0%	<b>26%</b>	0%	3%	11%	7%	<b>22%</b>	<b>52%</b>	

\*Less than 10 dwellings



## 5. Housing Land Supply in Sheffield

- 5.1 This chapter provides an indicative housing land supply for the whole plan period 2020/21 to 2037/38. As discussed in the Introduction, this report does not provide a breakdown of the supply into deliverable (in years 1 to 5) and developable (in years 6 to 15) sites. This will be published during autumn 2020.
- 5.2 The update of the HELAA has distinguished sites by the status of development, and location either within the **existing urban area** or **central area**. The status categories are:

**Table 16: Site Status Categories**

Site Status	Definition
Sites with Planning Permission	Small and large <sup>36</sup> sites up to 31 March 2020, includes sites with full permission, outline permission and under construction / suspended.
Other Identified Sites	Sites not previously consulted on. Sites assessed as being suitable for housing but not being proposed for allocation.
Sites assessed as unsuitable	Sites in the Urban Area assessed as unsuitable for housing, which were suggested to the Council in the 2019 Call for Sites.  See appendix 3.

### Sites with Planning Permission

- 5.3 At the 31 March 2020, there were **13,326**<sup>37</sup> dwellings with full or outline planning permission for housing and which have not yet been completed. **12,660 dwellings** on small and large sites had full permission (including where construction had been suspended) and, of these, 3,321<sup>38</sup> (26% of those with full permission) were actively under construction when completions analysis was undertaken in summer 2020. An additional 666 dwellings had outline planning permission.

<sup>36</sup> Small sites are defined as less than 10 dwellings and large sites are 10 dwellings or more.

<sup>37</sup> This figure includes **923** units on small sites in addition to the following distribution on large sites: **6,047** units under construction or construction suspended, **5,745** units with full planning permission which are not started (includes Office to Residential Prior Notification), and **611** units with outline planning permission.

<sup>38</sup> This figure includes 3,177 units on large sites and 144 units on small sites under construction in summer 2020.



5.4 For sites with planning permissions that were due to expire in 2019/20, and where permission had not been implemented, evidence was gathered to understand if, or when the scheme would start (see data sources used in Table 11). Under normal circumstances there would be a site visit to ratify the other data sources, or show where development had started prior to the other evidence being formally submitted to the Council. It is our view that sites due to expire in 2019/20, should remain in the supply of sites with planning permission, as we cannot say with certainty if they have started or not. The Government announced <sup>39</sup> in June 2020, that any permissions due to expire between the start of lockdown (March 2020) and December 2020, would be extended until April 2021. We will monitor lapsed permissions in the next HELAA in 2021:

- Sites due to expire in 19/20 which have not started on site, will be revisited in June 2021.
- Sites due to expire in 20/21, of which a certain proportion have been given the extended time limit, will be revisited in June 2021.

### **Small Sites with planning permission**

5.5 At the 31 March 2020, there were permissions for 923 dwellings on **small sites**, including remaining capacity on sites already under construction. 868 of these dwellings have full planning permission (including where construction had been suspended) and, of those, 144 were actively under construction in summer 2020. The number of sites with permission but not started on site, will be slightly higher, as sites due to expire in 2019/20 have remained in the planning permission supply (and not altered to other identified sites in the HELAA) (see para 5.4 above).

5.6 Previously the HELAA Working Group agreed 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 31 March 2020.

5.7 Table 17 shows the total housing land supply from 2020/21 to 2037/38 for sites with planning permission and by the stage of development i.e. under construction, not started on site.

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<sup>39</sup> [https://www.gov.uk/government/news/new-plans-to-get-britain-building-in-coronavirus-recovery?utm\\_source=54854b02-b444-40b8-9639-2530955c296c&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=weekly](https://www.gov.uk/government/news/new-plans-to-get-britain-building-in-coronavirus-recovery?utm_source=54854b02-b444-40b8-9639-2530955c296c&utm_medium=email&utm_campaign=govuk-notifications&utm_content=weekly)



**Table 17: Housing Land Supply - Sites with Planning Permission**

Site Category	Total Capacity 2020/21 to 2037/38	Central Area	Existing Urban Area
<b>Large sites with full planning permission</b>	<b>11,792*</b>	<b>7,351</b>	<b>4,427</b>
<i>Under Construction</i>	5,186	2,647	2,525
<i>Not started</i>	5,705	4,144	1,561
<i>Construction suspended</i>	901	560	
<b>Large sites with outline planning permission</b>	<b>611</b>	<b>387</b>	<b>224</b>
<b>Small sites with planning permission</b>	3,600	-	-
<b>Large windfall sites</b>	2,600	-	-
<b>Gross Supply 2020/21 to 2037/38</b>	<b>18,603</b>		
% dwellings on previously developed land	93%		

\* Includes 14 homes in the Green Belt which already have planning permission.

5.8 The number of dwellings on sites where construction has suspended has increased from the previous year from 0.4% to 7% of the supply of large sites with full permission. We know that two schemes account for over 500 units, and both of these have been granted planning permission for revised schemes, but shortly after the 31.3.2020 base date, so we expect the figure to change next year. We will continue to monitor all other sites where construction has suspended, and the extra time required to contact all developers and agent of sites with planning permission will allow for this, and be reported in the autumn 2020 5 year housing land supply report.

### Other Identified Sites

5.9 Table 18 shows the total housing land supply from 2020/21 to 2037/38 on other identified sites which do not have planning permission. A summary of the suitability of these sites has been provided.

5.10 Where respondents to the recent 2019 'Call for Sites' suggested sites located within the existing urban area, an assessment has been made on the suitability for potential housing development, using the HELAA methodology (see chapter 3). Where a site is considered partly suitable for housing (i.e. part of the site is within an excluded, environmentally sensitive or constrained area), an assessment has just been made on the suitable part of the site (reflected in the





net site area). The full list of other identified sites is on the Sheffield Housing and Economic Land Site [web map](#) and accompanying site schedule.

**Table 18: Housing Land Supply – Other Identified Sites**

Site Category	Total Capacity 2020/21 to 2037/38	Central Area	Existing Urban Area
Other Identified Sites			
<i>Suitable for housing</i>	<i>5,446</i>	<i>1,251</i>	<i>4,195</i>
<i>Suitable but with constraints*</i>	<i>16,428</i>	<i>13,093</i>	<i>3,335</i>
<b>Gross Supply 2020/21 to 2037/38</b>	<b>21,874</b>	<b>14,344</b>	<b>7,530</b>
% dwellings on previously developed land	90%		

\* These include sites with current policy constraints (e.g. open space, flexible use, district centre uses), existing uses on sites, and sites which are not currently suitable for housing (but which are expected to become suitable before the end of the plan period).

### Sites Assessed as Unsuitable

- 5.11 Where respondents to the most recent 2019 ‘Call for Sites’ suggested sites located within the existing urban area, an assessment has been made on the suitability for potential housing development, using the HELAA methodology (see chapter 3).
- 5.12 Sites located within defined **excluded areas**, on land that is environmentally sensitive, important for outdoor recreation or in areas where the living environment would be unsatisfactory (see paragraphs 3.19 to 3.21), have been regarded as unsuitable for housing. Therefore, these areas have been excluded from the assessment (reflected in the net site). See Appendix 3 for the list of sites.
- 5.13 Where a site is considered unsuitable for housing (i.e. the entire site is within an excluded, environmentally sensitive or constrained area), the reason for the exclusion has been provided in Appendix 3. The 2019 Call for Site submissions considered unsuitable, will remain in the HELAA database of sites; this is to allow for any future changes to the HELAA assessment methodology or Local Plan policy, which could mean a site becomes suitable, and we know that there is a willing landowner.



## Overall Housing Land Supply

5.14 Table 19 below summarises the overall housing land supply in the Sheffield District. It shows that the total supply for the Sheffield Plan period (up to 2037/38) is 40,463 dwellings. 91% of the supply is on previously developed land. This figure will change if the Sheffield Plan includes Green Belt release. Nearly ##% of the potential supply (16,428 dwellings) is on sites that currently have policy constraints or sites which are not currently suitable for housing (but which are expected to become suitable before the end of the plan period). This means that total supply of suitable sites that are free of *current* policy constraints is 17,848 dwellings.

**Table 19: Summary of Overall Housing Land Supply 2020/21 to After 2037/38**

Sheffield Location/ Site Status	Number of dwelling 2020/21 to 2037/38	Number of dwellings after 2037/38 Estimate
<b>Existing Urban Area</b>	<b>12,181</b>	<b>57</b>
Planning Permission sites	4,651	0
Other Identified sites	7,530	57
<b>Central Area Strategy</b>	<b>22,082</b>	<b>570</b>
Planning Permission sites	7,738	0
Other Identified sites	14,344	570
<b>Small Site allowance (including windfall)</b>	<b>3,600</b>	<b>0</b>
<b>Large Site Windfall allowance</b>	<b>2,600</b>	<b>0</b>
<b>Total for Sheffield District</b>	<b>40,463</b>	<b>627</b>
<b>% dwellings on previously developed land<sup>40</sup></b>	<b>91%</b>	

<sup>40</sup> Calculated: 31,158 dwellings on previously developed land (11,538 with planning permission, and 19,620 on other identified sites) out of a total of 34,277 dwellings on both previously developed and greenfield land. The figure excludes windfalls, and only includes large sites over 10 dwellings.



## 6. Economic Land Supply

### Sheffield Employment Land Review (ELR)

- 6.1 This assessment of economic land supply is derived from the 2020 Sheffield Employment Land Review (ELR), produced by Lichfields and presented as part of the evidence base for the Sheffield Plan Issues and Options.<sup>41</sup>
- 6.2 At the time the ELR was commissioned, the remit was to assess only sites that could deliver office, industrial and distribution / warehousing development (Use Classes B1, B2 and B8). Therefore, only these uses are classed as economic development for the purposes of the HELAA. An earlier Study looked at the need for land supply of retail and leisure sites.<sup>42</sup>
- 6.3 The ELR was produced as part of a joint commission with the Sheffield City Region (SCR) Combined Authority. It informed a separate, higher-level city region-wide Strategic Employment Land Appraisal (SELA) that examined the need for and supply of employment land across the SCR. This in line with Guidance to work with other planning authorities in the functional economic market area, local businesses and the LEP when assessing the need for land<sup>43</sup>. A summary of this SELA report can be found on the SCR website.<sup>44</sup>
- 6.4 The ELR includes an assessment of the level of demand for employment land to determine how much is needed in the future, in terms of both quantity and quality. The HELAA will help determine whether the supply of economic land is likely to meet future needs<sup>45</sup>. A variety of methodologies was used to inform the appropriate level of need for offices, industry and distribution / warehousing. Detailed site assessments were then produced and recommendations made of which sites should be identified or allocated for B-Class employment. Sites were also discounted for employment use at this stage either because they had been developed, were no longer available for development, or were assessed as unsuitable for employment uses. As mentioned, the HELAA site assessments are derived from the ELR, but in some cases may vary from the

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<sup>41</sup> Sheffield Employment Land review 2020 - ## see Link to ELR on the website when published

<sup>42</sup> <https://www.sheffield.gov.uk/home/planning-development/sheffield-plan-background-studies-reports>

<sup>43</sup> Housing and Economic Land Availability Assessment, PPG Paragraph: 007 Reference ID: 3-007- 20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>44</sup> <https://moderngov.sheffieldcityregion.org.uk/ieListDocuments.aspx?CId=154&MID=266#A12941>

<sup>45</sup> Housing and Economic Land Availability Assessment, PPG Paragraph: 025 Reference ID: 3-025-20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



ELR recommendation if further relevant information has become available that was not known at the time of the ELR survey.

### **National Planning Practice Guidance (PPG)**

- 6.5 The Government has published Planning Practice Guidance (PPG) for HELAAs which was updated in July 2019.<sup>46</sup> The PPG states that the HELAA should assess sites' *"suitability for development and the likelihood of development coming forward (the availability and achievability)"*<sup>47</sup>. This has been done and is set out in the list of sites found in the **Sheffield Housing and Economic Land Site web [map](#) and accompanying spreadsheet**.
- 6.6 The PPG recommends that an indicative trajectory of the amount of economic development that can be provided is included in the assessment<sup>48</sup>. All of the economic sites included are considered developable within 10 years. The ELR provided no more detailed assessment than this.

### **Economic Sites with Potential for Housing**

- 6.7 Some of the economic sites also have potential for housing as identified in the ELR. An apportionment between economic and housing use has been made for these sites. Other sites were identified in the ELR as unsuitable for employment uses but with potential for housing and most of these recommendations have been incorporated into the HELAA where appropriate to contribute to the housing supply.

### **HELAA Results – Potential Economic Land Supply**

- 6.8 The ELR assessment has identified 56 sites that could potentially contribute to the city's economic land supply, totalling 137.2 hectares of net developable employment land. These are sites that are either suitable for economic development only or for both economic and housing uses.
- 6.9 In addition to the ELR sites, a further 11 sites were put forward as part of the Call for Sites process, resulting in a further potential 50.4 hectares of net economic development land.

### **Further Future Potential**

- 6.10 There is further potential to add to future economic land supply through the identification of new planning permissions on sites not already included in the HELAA. These could be considered as future potential windfall sites.

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<sup>46</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>47</sup> Housing and Economic Land Availability Assessment PPG, Paragraph: 001 Reference ID: 3-001-20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>48</sup> Housing and Economic Land Availability Assessment Paragraph: 024 Reference ID: 3-024-20190722



6.11 There are also potential future sites to be identified through the various sources identified in the PPG<sup>49</sup>. For example, the city region SELA and the ELR (paragraph 5.34) suggested an extension to the Advanced Manufacturing Innovation District (AMID), which has been proposed in the Issues and Options consultation.

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<sup>49</sup> Housing and Economic Land Availability Assessment PPG Paragraph: 011 Reference ID: 3-011-20190722



## 7. Monitoring and Future Reviews

- 7.1 National Planning Policy Framework sets out that local planning authorities should identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of housing<sup>50</sup>. Furthermore, in line with National Practice Guidance the HELAA will be kept up-to-date (at least annually) as part of local authorities' monitoring.
- 7.2 The 5 year housing land supply position will be published as a separate report during autumn 2020. Due to the timing of the HELAA report, it is not yet possible to assess with any degree of certainty the impact that Covid-19 will have on the trajectory, and indeed the deliverability of sites that already have full planning permission. We will therefore be carrying out further consultation with developers and the (reconvened) Working Group during the remainder of 2021, alongside and following consultation on the Sheffield Plan Issues and Options document, to inform a more detailed trajectory.
- 7.3 Our intention is to update the HELAA on an annual basis. The next update will be autumn 2021, reporting on the 2020/21 housing completions, and new permissions to 31 March 2021. That update will inform the Publication Draft Sheffield Plan.

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<sup>50</sup> National Planning Policy Framework, Department for Communities and Local Government, February 2019, paragraph 73.



## Appendix 1: Density Assumptions and 'Rules of Thumb' Used for Calculating Net Developable Areas

Location	Assumed Density (where no approved scheme)	Assumed Dwelling Mix (where no approved scheme or masterplan)
<b>Sheffield City Centre (Regional Centre)</b>		
City Centre (in, or within 100m of, the Core Retail Area)	<b>300 dwellings/ha</b>	All apartments
Other sites within or at the edge (within 400m) of the City Centre	<b>140 dwellings/ha or 70 dwellings per hectare depending on site characteristics</b>	140 dph - All apartments 70 dph – 50% houses, 50% apartments
<b>Town Centres</b>		
Rotherham Town Centre (Sub-Regional Town) (in, or within 100m of, the Core Retail Area)	<b>40 dwellings/ha</b>	90% houses, 10% apartments
In, or within easy walking distance of, Stockbridge; Chapeltown/High Green District Centres (Principal Towns)	<b>50 dwellings/ha</b>	70% houses, 30% apartments
Urban areas of Rotherham within easy walking distance of a Local or District Centre	<b>40 dwellings/ha</b>	90% houses, 10% apartments
<b>Other Accessible Urban Locations</b>		
In, or within easy walking distance of, Meadowhall or a	<b>50 dwellings/ha</b>	70% houses, 30% apartments



Appendix 1: Density Assumptions and 'Rules of Thumb' Used for Calculating Net Developable Areas

Location	Assumed Density (where no approved scheme)	Assumed Dwelling Mix (where no approved scheme or masterplan)
District Shopping Centre		
Within easy walking distance of a Supertram stop or a high frequency bus route	<b>40 dwellings/ha</b>	90% houses, 10% apartments
<b>Less Accessible Urban Locations</b>		
Remaining parts of the urban areas (Regional Centres; Sub-Regional Towns; Principal Towns)	<b>35 dwellings/ha</b>	All houses
<b>Rural Locations</b>		
Larger villages (Local Service Centres), smaller villages and rural areas	<b>30 dwellings/ha</b>	All houses

**'Easy walking distance'** - within 400 metres (or within 800 metres in the case of access to Supertram stops) but taking into account barriers such as railways or rivers.

**'High frequency bus route'** – at least 10 services per hour during the day (8.00am to 6.00pm) Monday to Saturday.

**'City Centre'** – the area bounded by the Inner Ring Road





### Rules of Thumb for Calculating Net Developable Areas

Site Size	Assumed Net Ratio
Up to 0.64ha	100% of gross site area
>0.64 to 5.00 ha	90% of gross site area
>5.00 – 10.00 ha	80% of gross site area
Over 10.00 ha	70% of gross site area

**Notes:**

- Assumptions are based on analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw)
- Lower net developable areas have been used where site surveys indicate a lower figure is appropriate (e.g. i.e. where there are constraints such as mature trees)
- In the City Centre, some sites are in areas where office development is a priority so, for these sites, it has been assumed that only 50% of the gross site area will be available for housing



## Appendix 2: Sheffield: List of Sites Delivering Completions in 2019/20

Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Sheffield	1.55	143	19	89	54	Brownfield
S00017	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Sheffield	0.96	369	237	237	132	Brownfield
S00041	Land Opposite 134 to 180 St Georges Close Sheffield	Sheffield	0.15	106	106	106	0	Brownfield
S00051	former Westfield School Site	Sheffield	5.84	150	19	150	0	Brownfield
S00133	Land At Rockingham Street, Rockingham Lane And West Street, Sheffield	Sheffield	0.08	13	13	13	0	Brownfield
S00159	Land Adjacent 53 Beighton Road, Woodhouse, Sheffield	Sheffield	0.35	8	2	2	6	Greenfield
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Sheffield	0.38	46	9	35	11	Brownfield
S00701	Manor Site 8	Sheffield	2.84	103	32	91	12	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00702	'Eclipse', Phase D, Stonecliffe Road, Manor	Sheffield	5.84	181	55	144	37	Brownfield
S00711	Manor Boot Houses	Sheffield	6.61	256	91	133	123	Brownfield
S00717	Norfolk Park 4 and Bluestones (Land Between Park Grange Road And Beeches Drive Extending To Samuel Drive Park Grange Drive Sheffield S2 3SF)	Sheffield	4.18	92	19	92	0	Brownfield
S00729	Denby Street Car Park Denby Street Sheffield S2 4QH	Sheffield	0.54	186	136	186	0	Brownfield
S00731	Site of King Ecgberts Upper School, Furniss Avenue, Dore	Sheffield	2.87	64	4	64	0	Brownfield
S00764	Land Between Remington Avenue And The Wordsworth Tavern, Margson Crescent Sheffield S5 9NB	Sheffield	0.83	32	3	32	0	Brownfield
S00781	Parson Cross College (SW) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Sheffield	7.7	242	22	242	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00792	Former Sports Ground, Greaves Lane	Sheffield	1.46	39	18	39	0	Greenfield
S00799	Sheffield Hallam University Norton Playing Fields Derbyshire Lane Sheffield S8 8LJ	Sheffield	4.01	138	71	99	39	Greenfield
S00821	Oxclose Farm	Sheffield	8.18	207	65	96	111	Greenfield
S00852	Site At 31 Acorn Street/Dunfields/Green Lane (Site 4), Sheffield, S3 8SQ	Sheffield	0.39	219	34	219	0	Brownfield
S01068	Shirewood Gardens, Beighton Road, Woodhouse	Sheffield	3.02	97	11	97	0	Greenfield
S01117	Dairy Distribution Centre, Hemsworth Road	Sheffield	0.6	13	6	10	3	Brownfield
S01263	Griff Works, Stopes Road, Stannington, S6 6BW	Rural	4.94	62	20	48	14	Brownfield
S01278	Barnes Hall Farm, Bracken Hill, Burncross, Sheffield 35 1RD	Rural	0.52	7	1	3	4	Greenfield
S01345	Toledo Works 79-81 Hollis Croft City Centre & Kelham Sheffield S1 4BG	Sheffield	0.24	124	124	124	0	Brownfield
S01415	Waitrose Car Park, east of 98 Napier Street	Sheffield	0.18	66	66	66	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S01581	Land Adjoining 6 Wdbury Road S9 1NZ	Sheffield	1.15	21	1	9	12	Brownfield
S01593	Parson Cross College (NE) - Remington Rd/ Montenev Rd New Parson Cross Masterplan Area	Sheffield	5.29	165	27	113	52	Brownfield
S01609	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	Sheffield	0.89	596	40	463	133	Brownfield
S01844	The Beauchief Hotel, 161 Abbeydale Road South	Sheffield	0.22	30	18	22	8	Brownfield
S02046	The Tower, 2 Furnival Square, S1 2QL	Sheffield	0.06	69	69	69	0	Brownfield
S02057	Bannerdale Centre & Park Site, Carter Knowle Road	Sheffield	14.89	62	22	22	40	Brownfield
S02160	Garage block at side of Sefton Court, Sefton Road	Sheffield	0.08	4	1	1	3	Brownfield
S02171	Salvation Army Church, Queen Street, Mosborough, Sheffield S20 5BP	Sheffield	0.04	6	6	6	0	Brownfield
S02214	99 City Road Sheffield S2 5HF	Sheffield	0.05	2	2	2	0	Brownfield
S02285	Former Footprint Tools, Hollis Croft	Sheffield	0.87	459	459	459	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S02529	Former Cradock School Site, Sheffield S2 2JZ	Sheffield	3.17	96	37	43	53	Greenfield
S02599	'East Hill Gardens' (Former East Hill School) East Bank Road Sheffield S2 3PX	Sheffield	3.28	77	54	54	23	Brownfield
S02618	83 And 85 Nethergreen Road Sheffield S11 7EH	Sheffield	0.03	3	3	3	0	Brownfield
S02622	The Former Coach House Rear Of 301 Fulwood Road Sheffield S10 3BJ	Sheffield	0.01	2	1	2	0	Brownfield
S02628	Sheffield Teaching Hospital Victoria House 117 Manchester Road Fulwood Sheffield S10 5DN	Sheffield	0.45	8	8	8	0	Brownfield
S02644	33 Clarkehouse Road Sheffield S10 2LA	Sheffield	0.05	7	7	7	0	Brownfield
S02648	Sheffield NHS Care Trust Brincliffe House 90 Osborne Road Sheffield S11 9BA	Sheffield	0.55	17	12	12	5	Brownfield
S02688	Department For Work And Pensions Mayfield Court 56 West Street City Centre Sheffield S1 4EP	Sheffield	0.07	214	214	214	0	Brownfield
S02707	Whirlow Grange Conference Centre Whirlow Grange Drive Sheffield S11 9RX	Sheffield	0.61	14	2	14	0	Brownfield
S02712	Curtilage Of 172 Prospect Road Bradway Sheffield S17 4HY	Sheffield	0.25	2	1	2	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S02713	Site Of 126-130 Infirmary Road Sheffield S6 3DH	Sheffield	0.04	9	9	9	0	Brownfield
S02734	213 Duke Street Park Hill Sheffield S2 5QP	Sheffield	0.01	1	1	1	0	Brownfield
S02738	University Of Sheffield 85 Wilkinson Street Sheffield S10 2GJ	Sheffield	0.12	6	6	6	0	Brownfield
S02755	Within The Curtilage Of 5 Colchester Road Sheffield S10 1SY	Sheffield	0.01	1	1	1	0	Brownfield
S02763	216 Hastilar Road South Sheffield S13 8EG	Sheffield	0.03	1	1	1	0	Brownfield
S02806	Land Between 74 And 80 Beechwood Road Hillsborough Sheffield	Sheffield	0.02	2	2	2	0	Brownfield
S02811	Park Gardeners Club And Institute Cricket Inn Road Sheffield S2 5AT	Sheffield	0.44	38	38	38	0	Brownfield
S02813	Sheffield City Council Office A Osgathorpe Depot Gayton Road Sheffield S4 7DB	Sheffield	0.03	1	1	1	0	Brownfield
S02818	91 Crookes Road Sheffield S10 5BD	Sheffield	0.12	2	2	2	0	Brownfield
S02857	The Market Inn 18 Wortley Road High Green Sheffield S35 4LU	Chapelton	0.72	19	14	17	2	Brownfield
S03224	127 Ecclesall Road Sheffield S11 8HY	Sheffield	0.58	251	167	167	84	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03359	Ewen Engineering Co Roscoe Road Sheffield S3 7DZ	Sheffield	0.08	54	54	54	0	Brownfield
S03372	Mosborough Fire Station Queen Street Mosborough Sheffield S20 5BQ	Sheffield	0.21	10	10	10	0	Brownfield
S03395	10 Ford Road Sheffield S11 7GZ	Sheffield	0.02	1	1	1	0	Greenfield
S03425	Fargate Court 13 Fargate Sheffield S1 2HD	Sheffield	0.09	46	46	46	0	Brownfield
S03460	18 Henry Street Shalesmoor Sheffield S3 7EQ	Sheffield	0.09	46	46	46	0	Brownfield
S03476	Westfield House, 87 Division Street And Rockingham Court 152, Rockingham Street Sheffield S1 1HT	Sheffield	0.09	39	39	39	0	Brownfield
S03477	Sheffield Hallam University 45 Broomgrove Road Sheffield S10 2NA	Sheffield	0.07	2	2	2	0	Brownfield
S03500	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Sheffield	0.21	12	5	11	1	Brownfield
S03517	Trevor Bacon Spink Hall Farm Spink Hall Lane Sheffield S36 1FL	Stocksbridge	0.06	3	2	3	0	Brownfield
S03525	Sheffield Newspapers Ltd York Street Sheffield S1 1PU	Sheffield	0.23	86	86	86	0	Brownfield
S03552	Vincent House 149-151 Solly Street Sheffield S1 4BB	Sheffield	0.08	68	68	68	0	Brownfield





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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03563	Curtilage Of 153 Sheffield Road Woodhouse Sheffield S13 7ES	Sheffield	0.01	1	1	1	0	Greenfield
S03614	Aviva Health UK Limited Heritage House Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Sheffield	0.31	55	55	55	0	Brownfield
S03616	Land Opposite 29 Ford Road Sheffield S11 7GZ	Sheffield	0.04	2	2	2	0	Greenfield
S03640	The Roundhouse, Heritage Park, 55 Albert Terrace Road, Sheffield, S6 3BR	Sheffield	0.12	7	7	7	0	Brownfield
S03653	Land Adjacent 4 Endcliffe Grove Avenue Sheffield	Sheffield	0.08	1	1	1	0	Greenfield
S03659	HSBC Station Road Chapeltown Sheffield S35 2XE	Chapeltown	0.02	4	3	3	1	Brownfield
S03681	Land Between 534 And 546 Abbeydale Road Sheffield S7 1TD	Sheffield	0.07	10	10	10	0	Greenfield/ Brownfield
S03685	3 And 4 Carr Houses Mayfield Road Sheffield S10 4PR	Sheffield	0.03	1	1	1	0	Brownfield
S03686	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Sheffield	1.29	19	4	4	15	Greenfield
S03697	287 Springwood Lane Sheffield S35 4JP (Springwood Gardens)	Chapeltown	0.55	14	7	7	7	Greenfield/ Brownfield
S03698	Curtilage Of Clevedon House 68 Ranmoor Road Sheffield S10 3HJ	Sheffield	0.11	1	1	1	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03704	Within The Curtilage Of 74 Crimicar Lane Sheffield S10 4FB	Sheffield	0.03	1	1	1	0	Greenfield
S03706	6-8 Blonk Street (I Quarter) Sheffield S3 8BG	Sheffield	0.03	4	4	4	0	Brownfield
S03717	111 Uppertorpe Road Sheffield S6 3EA	Sheffield	0.02	2	2	2	0	Brownfield
S03719	Land Adjacent To 77 Daniel Hill Mews Sheffield S6 3JJ	Sheffield	0.01	1	1	1	0	Greenfield
S03721	Ebenezer Chapel South Road Walkley Sheffield S6 3TD	Sheffield	0.04	8	2	2	6	Brownfield
S03724	Curtilage Of 29 Florence Road Sheffield S8 0GE	Sheffield	0.04	2	1	2	0	Greenfield
S03732	Old Wheel Farm Rowell Lane Sheffield S6 6SH	Sheffield	0.1	2	1	1	1	Brownfield
S03747	277 Shiregreen Lane Sheffield S5 6AE	Sheffield	0.04	2	2	2	0	Brownfield
S03755	181 School Road Crookes Sheffield S10 1G	Sheffield	0.02	2	2	2	0	Brownfield
S03760	Curtilage of 47 Glenalmond Road, Sheffield S11 7GX	Sheffield	0.04	1	1	1	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03762	3 West Bar Sheffield S3 8P	Sheffield	0.05	54	54	54	0	Brownfield
S03781	Curtilage Of Hallam Grange 1 Hallam Grange Rise Sheffield S10 4BE	Sheffield	0.08	3	1	3	0	Brownfield
S03786	Croft Acres 15 Hibberd Road Sheffield S6 4RE	Sheffield	0.13	12	10	10	2	Brownfield
S03793	Bailey Street Garage 39 Bailey Street Sheffield S1 4EH	Sheffield	0.15	92	92	92	0	Brownfield
S03795	3 Chorley Road Sheffield S10 3RJ	Sheffield	0.22	1	1	1	0	Brownfield
S03797	6 Woodholm Road Sheffield S11 9HT	Sheffield	0.06	1	1	1	0	Brownfield
S03803	University Of Sheffield 285 Glossop Road Sheffield S10 2HB	Sheffield	0.08	9	9	9	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03818	2 - 10 Holme Lane, Sheffield, S6 4JQ	Sheffield	0.03	4	4	4	0	Brownfield
S03819	First Floor And Second Floor Unit 87 - 91 Spital Hill Sheffield S4 7LD	Sheffield	0.04	4	4	4	0	Brownfield
S03833	61 Lowedges Drive Sheffield S8 7LS	Sheffield	0.04	3	3	3	0	Brownfield
S03837	Site Of 262-268 South Road Walkley Sheffield S6 3T	Sheffield	0.05	6	3	3	3	Greenfield
S03846	5 Velocity Village 9 Solly Street Sheffield S1 4DF	Sheffield	0.03	5	5	5	0	Brownfield
S03859	Curtilage Of 47 Coldwell Lane Sheffield S10 5TJ	Sheffield	0.1	1	1	1	0	Greenfield
S03879	Land Adj 165 Sandygate Road Sheffield S10 5SA	Sheffield	0.03	1	1	1	0	Greenfield
S03884	259-261 Chesterfield Road Sheffield S8 0RT	Sheffield	0.01	2	2	2	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03915	R W Boler Ltd 3 - 5 Loxley Road Sheffield S6 4TD	Sheffield	0.02	2	2	2	0	Brownfield
S03946	Flats 1-3 127 Duncombe Street And 129 Duncombe Street Sheffield S6 3RL	Sheffield	0.01	4	4	4	0	Brownfield
S03979	Halford House 14 - 18 Fitzalan Square Sheffield S1 2AZ	Sheffield	0.03	15	15	15	0	Brownfield
S04006	A Pinder Ltd 24 Hodgson Street Sheffield S3 7WQ	Sheffield	0.13	10	10	10	0	Brownfield
S04016	728 Attercliffe Road Sheffield S9 3RQ	Sheffield	0.01	1	1	1	0	Brownfield
S04211	Millstone Barn Grove Wood View Main Road Wharncliffe Side Sheffield S35 ODP	Stocksbridge	0	1	1	1	0	Greenfield



## Appendix 3: Sites in the Urban Areas suggested through the 2019 Call for Sites - assessed as unsuitable for housing

**Excluded/ Constrained Category** – for definitions see paragraph 3.19 to 3.21 of HELAA methodology

**Site Status** - for definitions see Table 16 (Chapter 5)

**Suitability, Availability, Achievability** – for definitions see pages 3.26 to 3.37 of HELAA methodology

Site Reference	Site Address	Housing Market Area	Site Status	Gross Site Area (ha)	Within Excluded/ Constrained Area?	Excluded/ Constrained Category	Net Site Area (ha) Housing	Net Site Area (ha) Employment	Employment Suitability	Greenfield or Brownfield	Availability	Achievability	Suitability
S00810	Former Holbrook Colliery Site, Oxclose	South East	Assessed as Unsuitable	20.6	Yes	Local Nature Site	1.52	0	N/A	Greenfield	Available within next 5 years	Not achievable	No
S02423	James Walton Court, Halfway, S20 3GY	South East	Assessed as Unsuitable	0.98	Yes	Open Space	0.06	0	N/A	Greenfield	Available now	Not achievable	No
S02450	Land on the South West of Quarry Road and the	South East	Assessed as Unsuitable	0.74	Yes	Open Space	0	0	N/A	Greenfield	Available now	Not achievable	No
S04102	Land to the south of Wardsend Road North, S6	North West	Assessed as unsuitable	2.35	Yes	Open Space	0.62	0	N/A	Greenfield	Available now	Not achievable	No
S04117	Land to the east of Vine Grove Farm, Mosborough, S20 5FE	South East Sheffield	Assessed as unsuitable	1.99	Yes	Local Nature Site	0	0	N/A	Greenfield	Available now	Not achievable	No
S04139	Meadowhead Transport Ground, Greenhill Main Road, S8 7RH	South	Assessed as unsuitable	7.56	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No
S04143	Land to the north of Hollin Busk Lane and west of Carr Road, Deepcar	Stocksbridge and Deepcar	Assessed as unsuitable	6.52	Yes	Open Space, Ecological	0	0	N/A	Greenfield	Available now	Not achievable	No
S04144	Land south of Broomfield Lane	Stocksbridge and Deepcar	Assessed as Unsuitable	4.89	Yes	Open Space, Ecological	0	0	N/A	Greenfield	Available now	Not achievable	No
S04035	Off Periwood Lane, Millhouses, S8 OHY	South	Assessed as Unsuitable	0.12	Yes	Open Space	0	0	N/A	Greenfield	Available now	Not achievable	No
S01230	Land off Bawtry Road, Tinsley.	East	Other Identified Site	4.38	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No



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S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Central Area	City Ward	Planning Permission	Under Construction	1.55	1.39	0	N/A	City Centre	143	54	89	54	102.8777	Brownfield	Available now	Highly likely	Yes	No
S00011	Land and Buildings, Hanover Way (Milton Street)	Central Area	City Ward	Planning Permission	Full Permission but not started	0.51	0.5	0	N/A	City Centre	372	372	0	372	744	Brownfield	Available now	Highly likely	Yes	No
S00013	Sheffield Retail Quarter	Central Area	City Ward	Other Identified Site	None	6.14	1.18	1.175	Very Good	City Centre	250	250	0	250	211	Brownfield	Available within next 5 years	Possible	Yes but with policy constraints	No
S00017	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.96	0.86	0	N/A	Urban West	369	132	237	132	429	Brownfield	Available now	Highly likely	Yes	No
S00018	75 Milton Street, 83 Headford Street and Land at Milton Lane, Thomas Street and Hodgson Street, Sheffield, S3 7WG	Central Area	City Ward	Other Identified Site	None	0.29	0.29	0	N/A	City Centre	173	173	0	173	596.5517	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00023	Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Central Area	City Ward	Planning Permission	Construction Suspended	0.84	0.76	0	N/A	City Centre	98	98	0	98	128.9474	Brownfield	Available within next 5 years	Highly likely	Yes	No
S00036	22 Stannington Road, Malin Bridge Sports And Social Club And Land To The Side And Rear Sheffield S6 5FL	Remaining Urban Area	Stannington Ward	Other Identified Site	None	0.9	0.9	0	N/A	North West	30	30	0	30	33.3333	Brownfield	Available now	Possible	Yes	No

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S00040	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Central Area	City Ward	Planning Permission	Under Construction	0.26	0.26	0	N/A	City Centre	96	96	0	96	369.2308	Brownfield	Available now	Highly likely	Yes	No
S00041	Land Opposite 134 to 180 St Georges Close Sheffield	Central Area	Walkley Ward	Planning Permission	Completed	0.15	0.15	0	N/A	City Centre	106	0	106	0	706.6667	Brownfield	Available now	Highly likely	Yes	No
S00044	Pinstone Street	Central Area	City Ward	Other Identified Site	None	0.08	0.16	0	N/A	City Centre	48	48	0	48	300	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S00046	85 Scotland Street/Solly Street	Central Area	City Ward	Other Identified Site	None	0.3	0.3	0	N/A	City Centre	123	123	0	123	410	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00050	Former British Glass Labs, Crookesmoor	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Construction Suspended	0.42	0.42	0	N/A	Urban West	76	76	0	76	180.9524	Brownfield	Available now	Not achievable	Yes	No
S00051	former Westfield School Site	Remaining Urban Area	Mosborough Ward	Planning Permission	Completed	5.84	4.13	0	N/A	South East	150	0	150	0	36.31961	Brownfield	Available now	Highly likely	Yes	No
S00053	Land At Junction Of West Bar/Lambert Street And 117-119 West Bar Sheffield S3 8PT	Central Area	City Ward	Other Identified Site	None	0.15	0.15	0	N/A	City Centre	43	43	0	43	286.6667	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00062	Hemsworth Primary School, Blackstock Road	Remaining Urban Area	Gleadles Valley Ward	Other Identified Site	None	2.47	1.5	0	N/A	South	80	80	0	80	53.3333	Brownfield	Available now	Highly likely	Yes	No
S00063	Spital Hill Employment Zone	Remaining	Burngreave Ward	Other Identified Site	None	1.68	1.51	0	N/A	City Centre	106	106	0	106	70	Brownfield	Available	Possible	Yes but with policy	No



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		Urban Area															after year 5		constraints	
S00084	Ritz Social Club, Southey Green Road, Sheffield S5 8GX	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.22	0.22	0	N/A	North East	9	0	0	9	40.90909	Brownfield	Available now	Possible	Yes	No
S00090	Next to 45 Spring Close Mount, S14 1RB	Remaining Urban Area	Gleadles Valley Ward	Other Identified Site	None	0.4	0.4	0	N/A	Manor Arbourthorne Gleadles	14	14	0	14	35	Greenfield	Available after year 5	Possible	Yes	No
S00093	Charter Works 20 Hodgson Street Sheffield S3 7WQ	Central Area	City Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	City Centre	77	77	0	77	1283	Brownfield	Available now	Highly likely	Yes	No
S00102	Car Park Next To Steel City Plaza Townhead Street Sheffield S1 2EB	Central Area	City Ward	Other Identified Site	None	0.07	0.07	0	N/A	City Centre	21	21	0	21	300	Brownfield	Available after year 5	Possible	Yes	No
S00108	Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	Remaining Urban Area	Graves Park Ward	Planning Permission	Construction Suspended	0.47	0.47	0	N/A	South	33	33	0	33	70.21277	Brownfield	Available now	Possible	Yes	No
S00110	(Bamford Point) Land At Bamforth Street Junction Cuthbert Bank Road Sheffield S6 2HP	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.13	0.13	0	N/A	North West	45	45	0	45	346.1538	Brownfield	Available now	Highly likely	Yes	No
S00112	Blagden Street	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	1.02	0.92	0	N/A	Manor Arbourthorne Gleadles	32	32	0	32	34.78261	Brownfield	Available after year 5	Possible	Yes	No
S00120	Eden Park Service Station, Penistone	Remaining	West Ecclesfield Ward	Other Identified Site	None	0.24	0.24	0	N/A	Chapelton &	8	0	0	8	33.33333	Brownfield	Available now	Possible	Yes	No

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	Road, Grenoside, Sheffield S35 8QG	Urban Area								Ecclesfield										
S00122	South Yorkshire trading Standards Unit	Remaining Urban Area	West Ecclesfield Ward	Other Identified Site	None	1.03	0.93	0	N/A	Chapelton & Ecclesfield	37	37	0	37	40	Brownfield	Available within next 5 years	Possible	Yes	No
S00133	Land At Rockingham Street, Rockingham Lane And West Street, Sheffield	Central Area	City Ward	Planning Permission	Completed	0.08	0.08	0	N/A	City Centre	13	0	13	0	162.5	Brownfield	Available now	Highly likely	Yes	No
S00136	Land between 68 and 86 Loxley New Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.05	0.05	0	N/A	North West	2	0	0	2	40	Brownfield	Available now	Possible	Yes	Yes
S00148	Former Occupational Training Centre	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.46	0.46	0	N/A	Chapelton & Ecclesfield	5	0	0	5	10.86957	Brownfield	Available now	Highly likely	Yes	No
S00153	Parson Cross Hotel	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.4	0.4	0	N/A	North East	20	20	0	20	50	Brownfield	Available after year 5	Possible	Yes	No
S00159	Land Adjacent 53 Beighton Road, Woodhouse, Sheffield	Remaining Urban Area	Woodhouse Ward	Planning Permission	Under Construction	0.35	0.35	0	N/A	South East	8	0	2	6	22.85714	Greenfield	Available now	Highly likely	Yes	No
S00164	121 Duke Street, S2 5QL	Central Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	City Centre	16	16	0	16	228.5714	Brownfield	Available now	Highly likely	Yes	No
S00168	Former Magnet Hotel, Southey Green Road	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.15	0.15	0	N/A	North East	6	0	0	6	40	Brownfield	Available after year 5	Possible	Yes	No

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S00174	Land Adjoining 112 London Road Sheffield S2 4LR	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.11	0.09	0	N/A	Urban West	15	15	0	15	166.6667	Brownfield	Available after year 5	Possible	Yes	No
S00178	Weston House And Western Tower West Bar Green Sheffield S1 2DA	Central Area	City Ward	Planning Permission	Full Permission but not started	0.19	0.19	0	N/A	City Centre	18	18	0	18	94.73684	Brownfield	Available now	Possible	Yes	No
S00180	Land Adjacent To 237a Main Road Wharncliffe Side Sheffield	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.36	0.36	0	N/A	Rural Upper Don Valley	13	13	0	13	36.11111	Brownfield	Available after year 5	Possible	Yes	No
S00182	Land Adjacent to 130 Owler Lane	Remaining Urban Area	Burngreave Ward	Other Identified Site	None	0.14	0.14	0	N/A	East	6	0	0	6	42.85714	Brownfield	Available after year 5	Possible	Yes	No
S00185	Site of Petrol Station 599 Middlewood Road Sheffield	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.11	0.11	0	N/A	North West	4	0	0	4	36.36364	Brownfield	Available now	Possible	Yes	No
S00187	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	East	19	19	0	19	211	Brownfield	Available after year 5	Possible	Yes	No
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.38	0.38	0	N/A	South West	46	11	35	11	121.0526	Brownfield	Available now	Highly likely	Yes	No
S00196	Working Mens Club, 2 Dara Street, Sheffield, S9 1NY	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	0.22	0.22	0	N/A	North East	7	0	0	7	35	Brownfield	Available now	Highly likely	Yes	No
S00202	Scarsdale House, 136 Derbyshire Lane, Woodseats	Remaining	Graves Park Ward	Planning	Construction	0.19	0.19	0	N/A	South	22	12	10	12	115.7895	Brownfield	Available	Possible	Yes	No

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		Urban Area		Permission	Suspended												after year 5			
S00203	Land adjacent to 23 Wincobank Lane	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	0.06	0.06	0	N/A	North East	2	0	0	2	33.3333	Brownfield	Available after year 5	Possible	Yes	No
S00215	Land adjoining 434-652 Grimesthorpe Road	Remaining Urban Area	Burngreave Ward	Planning Permission	Construction Suspended	1.05	0.94	0	N/A	East	33	19	14	19	35.10638	Brownfield	Available after year 5	Possible	Yes	No
S00252	Concorde Filling Station, 330-332 Newman Road	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	0.18	0.18	0	N/A	North East	6	0	0	6	33.3333	Brownfield	Available after year 5	Possible	Yes	No
S00275	Land Adjacent To 474 Manor Lane Sheffield	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	0.1	0.1	0	N/A	Manor Arbourthorne Gleadles	4	0	0	4	40	Greenfield	Available now	Possible	Yes	No
S00292	Church Farm, Bolsterstone Village, S36 3ZB	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.24	0.24	0	N/A	Stocksbridge and Deepcar	4	0	1	3	16.66667	Brownfield	Available after year 5	Possible	Yes	No
S00297	Old Parkhouse Farm Park Lane Deepcar Sheffield S36 2TB	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Construction Suspended	0.63	0.63	0	N/A	Stocksbridge and Deepcar	3	0	2	1	4.761905	Brownfield	Available now	Highly likely	Yes	No
S00547	Curtilage Of 16 Rutland Park Sheffield	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Construction Suspended	0.07	0.07	0	N/A	Urban West	1	0	0	1	14.28571	Brownfield	Available now	Possible	Yes	No
S00573	190 Langsett Road South, Oughtibridge	Remaining Urban Area	Stocksbridge & Upper	Planning Permission	Under Construction	0.02	0.02	0	N/A	Rural Upper Don Valley	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No

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			Don Ward																	
S00671	Site A Stocksbridge Steelworks	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	6.8	5.28	0	N/A	Stocksbridge and Deepcar	185	185	0	185	35.03788	Brownfield	Available after year 5	Possible	Yes	Yes
S00672	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	Remaining Urban Area	Burngreave Ward	Other Identified Site	None	1.17	0.17	0	N/A	North East	42	42	0	42	247.0588	Brownfield	Available within next 5 years	Highly likely	Yes	No
S00675	Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington)	Remaining Urban Area	Southey Ward	Planning Permission	Under Construction	2.47	2.22	0	N/A	North East	140	140	0	140	63.06306	Brownfield	Available now	Highly likely	Yes	No
S00679	Brearley Forge, Sheffield Housing Company, Phase 3 & 4, Collison Road/Adrian Crescent/ Falstaff Road	Remaining Urban Area	Firth Park Ward	Planning Permission	Under Construction	2.8	1.33	0	N/A	North East	106	106	0	106	79.69925	Greenfield	Available now	Highly likely	Yes	No
S00694	Land Opposite 299 To 315 Main Road Darnall Sheffield S9 5HN	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.16	0.15	0	N/A	East	11	11	0	11	73.33334	Greenfield	Available now	Highly likely	Yes	No
S00696	Staniforth Road Depot	Remaining Urban Area	Darnall Ward	Other Identified Site	None	3.32	2.99	0	N/A	East	93	93	0	93	31.10368	Brownfield	Available after year 5	Possible	Yes	No
S00697	Car Park, Kvaerner site, Prince of Wales Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.03	0.93	0	N/A	East	46	46	0	46	49.46236	Brownfield	Available after year 5	Possible	Yes	No

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S00700	Harborough Ave/ Vikinglea Drive Manor (Manor 14)	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	2.5 4	2.2 9	0	N/A	Manor Arbourth orne Gleadles s	87	87	0	87	33.6 244 5	Brownfield	Availa ble with in next 5 years	Highly likely	Yes	No
S00701	Manor Site 8	Remain ing Urban Area	Manor Castle Ward	Plannin g Permiss ion	under Construc tion	2.8 4	2.5 6	0	N/A	Manor Arbourth orne Gleadles s	103	12	91	12	40.2 343 8	Brownfield	Availa ble now	Highly likely	Yes	No
S00702	'Eclipse', Phase D, Stonecliffe Road, Manor	Remain ing Urban Area	Manor Castle Ward	Plannin g Permiss ion	Under Construc tion	5.8 4	4.5	0	N/A	Manor Arbourth orne Gleadles s	181	37	144	37	40.2 222 2	Brownfield	Availa ble now	Highly likely	Yes	No
S00705	St. John's School, Manor Oaks Road	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	1.8 7	1.6 9	0	N/A	Manor Arbourth orne Gleadles s	68	68	0	68	40.2 366 9	Brownfield	Availa ble with in next 5 years	Possibl e	Yes	No
S00706	Manor Community Centre	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	1.0 8	0.9 7	0	N/A	Manor Arbourth orne Gleadles s	39	39	0	39	40.2 061 8	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S00707	Wulfric Road/ Windy House Road, Manor	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	0.9	0.8 1	0	N/A	Manor Arbourth orne Gleadles s	24	24	0	24	29.6 296 3	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S00710	Harborough Rise, Manor Castle (Corker Bottoms site A)	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	1.6 1	1.4 5	0	N/A	Manor Arbourth orne Gleadles s	47	47	0	47	27.5 862 1	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S00711	Manor Boot Houses	Remain ing Urban Area	Manor Castle Ward	Plannin g Permiss ion	Under Construc tion	6.6 1	6.6 1	0	N/A	Manor Arbourth orne	256	123	133	12 3	38.7 292	Brownfield	Availa ble now	Highly likely	Yes	No

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										Gleadles										
S007 12	Skye Edge Avenue A	Remain ing Urban Area	Manor Castle Ward	Plannin g Permiss ion	Under Construc tion	2.3	2.4 4	0	N/A	Manor Arbourth orne Gleadles s	113	113	0	11 3	46.3 114 7	Brownfield	Availa ble now	Highly likely	Yes	No
S007 15	Manor Park Avenue (Pennine Village)	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	3.7 4	3.3 7	0	N/A	Manor Arbourth orne Gleadles s	101	101	0	10 1	27.0 029 7	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S007 17	Norfolk Park 4 and Bluestones (Land Between Park Grange Road And Beeches Drive Extending To Samuel Drive Park Grange Drive Sheffield S2 3SF)	Remain ing Urban Area	Park & Arbourth orne Ward	Plannin g Permiss ion	Comple ted	4.1 8	2.5	0	N/A	Manor Arbourth orne Gleadles s	92	0	92	0	36.8	Brownfield	Availa ble now	Highly likely	Yes	No
S007 19	Kenninghall Drive, Norfolk Park	Remain ing Urban Area	Park & Arbourth orne Ward	Other Identifie d Site	None	3.4 2	3.0 8	0	N/A	Manor Arbourth orne Gleadles s	114	114	0	11 4	37.0 129 9	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S007 21	Daresbury Drive Maisonettes	Remain ing Urban Area	Park & Arbourth orne Ward	Other Identifie d Site	None	1.3 1	1.1 8	0	N/A	Manor Arbourth orne Gleadles s	37	37	0	37	31.3 559 3	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S007 24	S R Gents factory, Norfolk Park	Remain ing Urban Area	Park & Arbourth orne Ward	Other Identifie d Site	None	0.4 3	0.4 3	0	N/A	Manor Arbourth orne Gleadles s	17	17	0	17	39.5 348 9	Brownfield	Availa ble after year 5	Possibl e	Yes	No

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S00729	Denby Street Car Park Denby Street Sheffield S2 4QH	Central Area	Nether Edge & Sharrow Ward	Planning Permission	Completed	0.54	0.54	0	N/A	Urban West	186	0	186	0	344.4445	Brownfield	Available now	Highly likely	Yes	No
S00730	Holiday Inn, Manchester Road	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Under Construction	1.32	1.19	0	N/A	Urban West	133	133	0	133	111.7647	Brownfield	Available now	Highly likely	Yes	No
S00731	Site of King Ecgberts Upper School, Furniss Avenue, Dore	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Completed	2.87	2.58	0	N/A	South West	64	0	64	0	24.8062	Brownfield	Available now	Highly likely	Yes	No
S00732	Former Jacobs Engineering, Troutbeck Road S7 2QA	Remaining Urban Area	Ecclesall Ward	Planning Permission	Under Construction	1.25	0.99	0	N/A	South	65	65	0	65	65.65656	Brownfield	Available now	Highly likely	Yes	No
S00733	Gaunt Road (previously numbered 95 - 381)	Remaining Urban Area	Gleadles Valley Ward	Other Identified Site	None	2	0.7	0	N/A	Manor Arbourthorne Gleadles	19	19	0	19	25.71428	Brownfield	Available after year 5	Possible	Yes	No
S00735	Former Hazlebarrow School, Jordanthorpe	Remaining Urban Area	Beauchief & Greenhill Ward	Other Identified Site	None	1.03	0.92	0	N/A	South	37	37	0	37	40	Greenfield	Available after year 5	Possible	Yes	Yes
S00736	Owlthorpe C	Remaining Urban Area	Beighton Ward	Other Identified Site	None	2.6	2.34	0	N/A	South East	94	94	0	94	40.17094	Greenfield	Available after year 5	Highly likely	Yes	Yes
S00737	Owlthorpe E	Remaining Urban Area	Beighton Ward	Other Identified Site	None	3.11	2.8	0	N/A	South East	72	72	0	72	32.85714	Greenfield	Available after year 5	Highly likely	Yes	Yes
S00738	Owlthorpe D	Remaining Urban Area	Beighton Ward	Other Identified Site	None	1.98	1.78	0	N/A	South East	71	71	0	71	39.88764	Greenfield	Available after year 5	Highly likely	Yes	Yes



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S00740	Castle Markets	Central Area	City Ward	Other Identified Site	None	1.43	0.2	0.2	Good	City Centre	28	28	0	28	140	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S00741	Victoria Station Road	Central Area	City Ward	Other Identified Site	None	0.21	0.09	0	N/A	City Centre	27	27	0	27	300	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S00744	Egerton Lane/Egerton Street/Dene Street	Central Area	City Ward	Other Identified Site	None	0.22	0.21	0	N/A	City Centre	81	81	0	81	385.7143	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00746	West Bar Square	Central Area	City Ward	Planning Permission	Outline Permission	3.13	1.3	1	Very Good	City Centre	346	346	0	346	266	Brownfield	Available now	Highly likely	Yes	Yes
S00747	Between Shoreham Street and Sidney Street	Central Area	City Ward	Other Identified Site	None	0.39	0.39	0	N/A	City Centre	160	160	0	160	410.2564	Brownfield	Available within next 5 years	Highly likely	Yes	No
S00748	Land and buildings at Eyre Street/Matilda Street/Arundel Street	Central Area	City Ward	Other Identified Site	None	0.47	0.56	0	N/A	City Centre	135	135	0	135	241.0714	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S00750	Former Eon Works Earl Street Sheffield S1 4PY	Central Area	City Ward	Planning Permission	Under Construction	0.15	0.14	0	N/A	City Centre	162	162	0	162	1157.1433	Brownfield	Available now	Highly likely	Yes	No
S00751	Moorfoot, Sheffield	Central Area	City Ward	Other Identified Site	None	1.79	1.5	0	N/A	City Centre	450	0	0	450	300	Brownfield	Not Available	Not achievable	Yes but with existing uses	No

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S00753	Egerton Street / Hanover Way	Central Area	City Ward	Other Identified Site	None	0.14	0.14	0	N/A	City Centre	68	68	0	68	485.7143	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00754	I Grunweg Ltd Silversteel House 29-49 Rockingham Street Sheffield S1 4EA	Central Area	City Ward	Planning Permission	Under Construction	0.48	0.48	0	N/A	City Centre	232	232	0	232	483.3333	Brownfield	Available now	Highly likely	Yes	No
S00756	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	Central Area	City Ward	Planning Permission	Under Construction	0.47	0.47	0	N/A	City Centre	355	355	0	355	755.3192	Brownfield	Available now	Highly likely	Yes	No
S00757	Upper Allen Street, Craven Street, Morpeth Street & Well Meadow Street	Central Area	Walkley Ward	Other Identified Site	None	0.37	0.37	0	N/A	City Centre	26	26	0	26	70.27027	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S00758	Klausners Site, Sylvester Street / Mary Street	Central Area	City Ward	Planning Permission	Under Construction	0.59	0.59	0	N/A	City Centre	335	335	0	335	567.7966	Brownfield	Available now	Highly likely	Yes	No
S00759	Radford Street/ Upper Allen Street/ Netherthorpe Road	Central Area	Walkley Ward	Planning Permission	Full Permission but not started	0.48	0.48	0	N/A	City Centre	284	284	0	284	591.6667	Brownfield	Available now	Highly likely	Yes	No
S00762	Site D Stocksbridge Steelworks, off Manchester Road, Stocksbridge	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	10.92	2.72	2.72	Average	Stocksbridge and Deepcar	136	136	0	136	50	Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S00763	Site G Stocksbridge Steelworks	Remaining Urban Area	Stocksbridge & Upper	Other Identified Site	None	0.75	0.67	0	N/A	Stocksbridge and Deepcar	33	33	0	33	50	Brownfield	Available now	Possible	Yes but with policy	Yes

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			Don Ward																constraints	
S00764	Land Between Remington Avenue And The Wordsworth Tavern, Margson Crescent Sheffield S5 9NB	Remaining Urban Area	Southey Ward	Planning Permission	Completed	0.83	0.75	0	N/A	North East	32	0	32	0	42.66667	Brownfield	Available now	Highly likely	Yes	No
S00768	Attercliffe Canalside	Remaining Urban Area	Darnall Ward	Other Identified Site	None	4.73	1.78	1.775	Average	East	71	71	0	71	40	Greenfield	Available after year 5	Not achievable	Suitable within plan period	No
S00769	Fitzalan Works, Effingham St, Attercliffe	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.92	0.43	0.425	Average	East	115	115	0	115	266.66667	Brownfield	Available after year 5	Not achievable	Suitable within plan period	No
S00772	Spartan Works	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.6	0.15	0.15	Average	East	41	41	0	41	275	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00775	Site adj to Fitzalan Works, Attercliffe	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.37	0.02	0	N/A	East	7	7	0	7	350	Brownfield	Available after year 5	Not achievable	Suitable within plan period	No
S00777	Pinfold Works, Staniforth Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.74	0.1	0.1	Average	East	31	31	0	31	310.5263	Brownfield	Available after year 5	Not achievable	Suitable within plan period	No
S00778	Westaways, Bacon Lane	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.66	0.66	0	N/A	East	178	178	0	178	269.697	Brownfield	Available after year 5	Not achievable	Suitable within plan period	No
S00780	Randall Street, off Bramall Lane	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.31	0	0.31	Average	Urban West	N/A	N/A	N/A	N/A	N/A	Brownfield	Available within	Possible	Yes but with policy	Yes

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																	next 5 years		constraints	
S00781	Parson Cross College (SW) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Remaining Urban Area	Southey Ward	Planning Permission	Completed	7.7	6.16	0	N/A	North East	242	0	242	0	39.28571	Brownfield	Available within next 5 years	Highly likely	Yes	No
S00783	Park Hill (Phases 4-5)	Central Area	Manor Castle Ward	Planning Permission	Full Permission but not started	2.22	1.26	0	N/A	City Centre	95	95	0	95	75	Brownfield	Available now	Highly likely	Yes	No
S00788	Land At The Rear Of 13 And 42 Coppice Close Sheffield S36 1LS	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	1.71	1.48	0	N/A	Stocksbridge and Deepcar	26	26	0	26	18	Greenfield	Available now	Highly likely	Yes	No
S00792	Former Sports Ground, Greaves Lane	Remaining Urban Area	Stannington Ward	Planning Permission	Completed	1.46	1.31	0	N/A	North West	39	0	39	0	29.77099	Greenfield	Available now	Highly likely	Yes	No
S00794	TA Centre, Hurlfield Road, Manor Top	Remaining Urban Area	Richmond Ward	Other Identified Site	None	3.35	3.02	0	N/A	South East	120	120	0	120	39.7351	Brownfield	Available after year 5	Not achievable	Yes but with policy constraints	No
S00799	Sheffield Hallam University Norton Playing Fields Derbyshire Lane Sheffield S8 8LJ	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	4.01	3.61	0	N/A	South	138	39	99	39	38.22715	Greenfield	Available now	Highly likely	Yes	No
S00806	Woodhouse East (farmland area)	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	10.53	7.41	0	N/A	South East	220	220	0	220	29.68961	Greenfield	Available after year 5	Possible	Yes but with policy constraints	No

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S00809	Vine Grove Farm, School Road/Station Road, s20 5AD	Remaining Urban Area	Mosborough Ward	Planning Permission	Under Construction	1.88	1.19	0	N/A	South East	90	0	0	90	7.563025	Greenfield	Available now	Highly likely	Yes	No
S00811	Beldon B, Norfolk Park	Remaining Urban Area	Park & Arbourthorne Ward	Other Identified Site	None	0.88	0.08	0	N/A	Manor Arbourthorne Gleadles	32	32	0	32	40.90909	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S00821	Oxclose Farm	Remaining Urban Area	Mosborough Ward	Planning Permission	Under Construction	8.18	6.39	0	N/A	South East	207	111	96	111	32.39437	Greenfield	Available now	Highly likely	Yes	No
S00822	Mosborough Wood Business Park (Holbrook Works), Holbrook	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	9.41	0	7.9	Good	South East	N/A	N/A	N/A	N/A	N/A	Greenfield	Available now	N/A	N/A	Yes
S00823	Co-op, Banner Cross Shopping Centre	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.85	0.38	0	N/A	Urban West	20	20	0	20	52.63158	Brownfield	Available after year 5	Possible	Yes	No
S00824	Gilders car showroom site, Ecclesall Road	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.5	0.5	0	N/A	Urban West	8	0	0	8	16	Brownfield	Available now	Highly likely	Yes	No
S00825	Sheffield United FC, Bramall Lane, Sheffield	Remaining Urban Area	City Ward	Other Identified Site	None	0.18	0.18	0	N/A	Urban West	7	0	0	7	38.8889	Brownfield	Available after year 5	Possible	Yes	No
S00827	Former Dr John Worrall School, Attercliffe	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.68	0	0.64	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S00831	Land off Ash Street/Langsett Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.6	0.6	0	N/A	North West	140	140	0	140	233.3333	Greenfield	Available after year 5	Not achievable	Yes	No

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S00843	Site of Flocton House/Flocton Court, Rockingham Street, Division Street and Westfield Terrace	Central Area	City Ward	Other Identified Site	None	0.48	0.48	0	N/A	City Centre	200	200	0	200	416.6667	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S00852	Site At 31 Acorn Street/Dunfields/Green Lane (Site 4), Sheffield, S3 8SQ	Central Area	City Ward	Planning Permission	Completed	0.39	0.39	0	N/A	City Centre	219	0	219	0	561.5385	Brownfield	Available now	Highly likely	Yes	No
S00991	Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	East	10	10	0	10	100	Brownfield	Available now	Highly likely	Yes	No
S01002	Land At Rear Of 8-26 Pleant Road Sheffield	Remaining Urban Area	Richmond Ward	Other Identified Site	None	0.14	0.14	0	N/A	South East	7	0	0	7	50	Brownfield	Available now	Possible	Yes	No
S01019	Site of 798 Manchester Road, Stocksbridge, Sheffield, S36 1EA	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.13	0.12	0	N/A	Stocksbridge and Deepcar	4	0	0	4	33.3333	Brownfield	Available now	Possible	Yes	No
S01068	Shirewood Gardens, Beighton Road, Woodhouse	Remaining Urban Area	Woodhouse Ward	Planning Permission	Completed	3.02	2.72	0	N/A	South East	97	0	97	0	35.66177	Greenfield	Available now	Highly likely	Yes	No
S01069	Land to the West of Jordanthorpe Parkway, Jordanthorpe	Remaining Urban Area	Beauchief & Greenhill Ward	Other Identified Site	None	2.8	1.5	0	N/A	South	60	60	0	60	40	Greenfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S01101	Land to the north of Stradbroke Way, Richmond	Remaining Urban Area	Richmond Ward	Other Identified Site	None	1.03	0.93	0	N/A	South East	32	32	0	32	34	Greenfield	Available after year 5	Not achievable	Yes but with policy constraints	No

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S01102	Land to the North of Smelter Wood Avenue, Richmond	Remaining Urban Area	Richmond Ward	Other Identified Site	None	1.69	1.52	0	N/A	South East	53	53	0	53	34	Greenfield	Available after year 5	Not achievable	Yes but with policy constraints	No
S01112	Land off Corker Bottoms Lane - Site B	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	2.47	2.22	0	N/A	Manor Arbourthorne Gleadles	89	89	0	89	40.9009	Greenfield	Available after year 5	Possible	Yes but with policy constraints	No
S01117	Dairy Distribution Centre, Hemsworth Road	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	0.6	0.6	0	N/A	South	13	3	10	3	21.6667	Brownfield	Available now	Highly likely	Yes	No
S01133	Hare and Hounds, Church Street, Stannington	Remaining Urban Area	Stannington Ward	Planning Permission	Under Construction	0.4	0.18	0	N/A	North West	38	38	0	38	211.1111	Greenfield	Available now	Highly likely	Yes	No
S01136	Land between Pitsmoor Rd and Woodside Lane	Central Area	Burngreave Ward	Other Identified Site	None	7.97	3.82	0	N/A	City Centre	100	100	0	10	26.17801	Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S01140	Hinde House School, lower playing field	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	2.57	2.31	0	N/A	North East	81	81	0	81	35.06493	Greenfield	Available after year 5	Possible	Suitable within plan period	No
S01157	Land between Carr Road and Haywood Lane, Stocksbridge, Sheffield	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	2.42	0.83	0	N/A	Stocksbridge and Deepcar	29	29	0	29	35	Greenfield	Available now	Possible	Yes but with policy constraints	Yes
S01179	Wiggan Farm, Worrall	Remaining Urban Area	Stannington Ward	Other Identified Site	None	2.03	1.82	0	N/A	Rural Upper Don Valley	63	63	0	63	35	Greenfield	Available now	Highly likely	Yes	Yes

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S01203	Land off Norfolk Hill, Grenoside, Sheffield	Remaining Urban Area	West Ecclesfield Ward	Other Identified Site	None	1.22	1.1	0	N/A	Chapelton & Ecclesfield	38	38	0	38	34.54546	Greenfield	Available after year 5	Possible	Yes	No
S01204	Land off Scholes View, Ecclesfield	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	0.95	0.3	0	N/A	Chapelton & Ecclesfield	12	12	0	12	40	Greenfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes
S01222	Gas Holder Site, Neepsend Lane / Parkwood Road	Central Area	Hillsborough Ward	Other Identified Site	None	1.5	0	1.2	Average	Urban West	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S01225	Lydgate Service Reservoir, off Ryegate Crescent, Crookes	Remaining Urban Area	Crookes & Crosspool Ward	Other Identified Site	None	0.59	0.59	0	N/A	Urban West	21	21	0	21	35	Brownfield	Available within next 5 years	Possible	Yes	No
S01226	Hadfield Service Reservoir, off Glebe Road/ Blakeney Road, Crookes	Remaining Urban Area	Crookes & Crosspool Ward	Other Identified Site	None	1.26	1.13	0	N/A	Urban West	45	0	0	45	39.82301	Brownfield	Not Available	Not achievable	Yes but with existing uses	No
S01230	Land off Bawtry Road, Tinsley.	Remaining Urban Area	Darnall Ward	Other Identified Site	None	4.38	3.32	0	N/A	East	116	116	0	116	35	Greenfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes
S01263	Griff Works, Stopes Road, Stannington, S66BW	Green Belt	Stannington Ward	Planning Permission	Under Construction	4.94	4.02	0	N/A	Peak District Fringe	62	14	48	14	15.42289	Brownfield	Available now	Highly likely	Yes	No
S01266	Land at Banner Cross Hall, Ecclesall Road South, S119PD	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	4.09	0.14	0	N/A	South West	7	0	0	7	50	Greenfield	Available now	Possible	Yes but with policy constraints	No



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S01274	Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.37	0.37	0	N/A	Stocksbridge and Deepcar	55	55	0	55	148.6487	Brownfield	Available now	Highly likely	Yes	No
S01278	Barnes Hall Farm, Bracken Hill, Burncross, Sheffield S5 1RD	Green Belt	West Ecclesfield Ward	Planning Permission	Under Construction	0.52	0.52	0	N/A	Chapelton & Ecclesfield	7	0	3	4	13.46154	Greenfield	Available now	Possible	Yes	No
S01297	Site Of Carpet Mill, Barnsley Road, Sheffield, S5 0QJ	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.19	0.19	0	N/A	North East	8	0	0	8	42.10526	Brownfield	Available within next 5 years	Possible	Yes	No
S01300	Gilders Car Showroom, Middlewood Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	1.3	1.17	0	N/A	North West	125	125	0	125	106.8376	Brownfield	Available after year 5	Possible	Yes	No
S01308	Curtilage Of 3 Belgrave Road, Sheffield, S10 3LL	Remaining Urban Area	Fulwood Ward	Other Identified Site	None	0.05	0.05	0	N/A	South West	2	0	0	2	40	Brownfield	Available now	Possible	Yes	No
S01338	Site of 55 Russell Street and Bowling Green Street Sheff. S3 8RW	Central Area	City Ward	Other Identified Site	None	0.86	0.77	0	N/A	City Centre	180	180	0	180	233.7662	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S01345	Toledo Works 79-81 Hollis Croft City Centre & Kelham Sheffield S1 4BG	Central Area	City Ward	Planning Permission	Completed	0.24	0.11	0	N/A	City Centre	124	0	124	0	1127.273	Brownfield	Available now	Highly likely	Yes	No
S01347	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Full Permission but not started	0.19	0.09	0	N/A	Manor Arbourthorne Gleadles	39	39	0	39	433.3333	Brownfield	Available now	Highly likely	Yes	No

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S01353	800 Gleadless Road, Sheffield	Remaining Urban Area	Gleadless Valley Ward	Planning Permission	Full Permission but not started	0.2	0.2	0	N/A	Manor Arbourthorne Gleadless	1	0	0	1	5	Greenfield	Available now	Highly likely	Yes	No
S01357	484 City Road, Sheffield, S2 1GD	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	0.17	0.17	0	N/A	Manor Arbourthorne Gleadless	7	0	0	7	41.17647	Brownfield	Available now	Possible	Yes	No
S01360	Birley Moor Road	Remaining Urban Area	Birley Ward	Other Identified Site	None	0.47	0.2	0	N/A	South East	8	0	0	8	40	Brownfield	Available after year 5	Possible	Yes	No
S01361	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.12	0.12	0	N/A	South	28	28	0	28	233.3333	Brownfield	Available now	Highly likely	Yes	No
S01365	Site of 11 Midhill Road, Sheffield, S2 3GT	Remaining Urban Area	Gleadless Valley Ward	Other Identified Site	None	0.05	0.05	0	N/A	Urban West	2	0	0	2	40	Brownfield	Available now	Possible	Yes	No
S01374	Land adjacent 90 Heeley Bank Road, Sheffield	Remaining Urban Area	Gleadless Valley Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No
S01381	Land Adjacent to 24 Bassledene Road, Sheffield	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.16	0.16	0	N/A	Manor Arbourthorne Gleadless	7	0	0	7	43.75	Brownfield	Available now	Possible	Yes	No
S01415	Waitrose Car Park, east of 98 Napier Street	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Completed	0.18	0.18	0	N/A	Urban West	66	0	66	0	366.6667	Brownfield	Available now	Highly likely	Yes	No

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S014 42	Firs Hill Sheltered Scheme, Firshill Crescent S4 7BS	Remain ing Urban Area	Burngrea ve Ward	Other Identifie d Site	None	0.2 5	0.2 5	0	N/A	East	10	10	0	10	40	Brownfield	Availa ble within next 5 years	Possibl e	Yes	No
S014 47	Claywood Tower Blocks	Central Area	Manor Castle Ward	Other Identifie d Site	None	1.3 9	1.1 9	0	N/A	City Centre	40	40	0	40	36.9 747 9	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S014 50	Berners Place/ Berners Road Sheffield	Remain ing Urban Area	Park & Arbournh orne Ward	Other Identifie d Site	None	1.6 7	1.4 4	0	N/A	Manor Arbournh orne Gleadles s	63	63	0	63	34.7 222 2	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S014 51	Algar Place/Algar Road	Remain ing Urban Area	Park & Arbournh orne Ward	Other Identifie d Site	None	2.8	2.5 6	0	N/A	Manor Arbournh orne Gleadles s	121	121	0	12 1	55.4 687 5	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S014 53	Mansell Crescent / Mansell Road	Remain ing Urban Area	Southey Ward	Other Identifie d Site	None	1.1	0.9 9	0	N/A	North East	58	58	0	58	26.2 626 3	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S014 56	Willow Road, Stocksbridge.	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Other Identifie d Site	None	0.2 2	0.2 2	0	N/A	Stocksbri dge and Deepcar	8	0	0	8	36.3 636 4	Brownfield	Availa ble after year 5	Possibl e	Suitable within plan period	No
S014 58	Remington Youth Club site, Remington Road.	Remain ing Urban Area	Southey Ward	Other Identifie d Site	None	0.9 2	0.8 3	0	N/A	North East	34	34	0	34	40.9 638 6	Brownfield	Availa ble after year 5	Not achieva ble	Yes	No
S014 59	Wordsworth Avenue	Remain ing Urban Area	East Ecclesfiel d Ward	Other Identifie d Site	None	0.4 4	0.4 1	0	N/A	North East	16	16	0	16	39.0 243 9	Brownfield	Availa ble now	Highly likely	Yes	No

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S01460	Colley Crescent, Parson Cross	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	0.37	0.37	0	N/A	North East	14	14	0	14	37.8 3784	Greenfield	Available after year 5	Possible	Yes	No
S01463	Hurlfield Service Reservoir, Hurlfield Road.	Remaining Urban Area	Park & Arbourthorne Ward	Other Identified Site	None	0.35	0.35	0	N/A	Manor Arbourthorne Gleadles	12	0	0	12	34.2 8571	Brownfield	Not Available	Not achievable	Yes but with existing uses	No
S01467	Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6)	Remaining Urban Area	Birley Ward	Other Identified Site	None	9.48	7.58	0	N/A	South East	272	272	0	272	44.3 2718	Brownfield	Available now	Highly likely	Yes	No
S01471	Sweeney House	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.52	0.52	0	N/A	Stocksbridge and Deepcar	18	18	0	18	34.6 1538	Brownfield	Available within next 5 years	Highly likely	Yes	Yes
S01475	r/o White Rose P.H. Handsworth Rd.	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.18	1.06	0	N/A	East	42	42	0	42	39.6 2264	Brownfield	Available after year 5	Possible	Yes	No
S01478	Weakland Drive, Weakland Crescent	Remaining Urban Area	Birley Ward	Planning Permission	Under Construction	1.2	0.89	0	N/A	South East	36	36	0	36	42.6 9663	Brownfield	Available now	Highly likely	Yes	No
S01486	147A Trap Lane Sheffield S11 7RG	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.04	0.04	0	N/A	South West	1	0	0	1	25	Brownfield	Available now	Possible	Yes	No
S01521	2 Haymarket And 5-7 Commercial Street Sheffield S1 1PF	Central Area	City Ward	Other Identified Site	None	0.05	0.05	0	N/A	City Centre	11	11	0	11	220	Brownfield	Available now	Possible	Yes	No

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S01542	Site Of Former Heeley National School Gleadless Road Sheffield S2 3AL	Remaining Urban Area	Park & Arbourthorne Ward	Other Identified Site	None	0.17	0.17	0	N/A	Urban West	6	0	0	6	35.29412	Brownfield	Available now	Possible	Yes	No
S01562	45 Robin Lane Sheffield S20 1BB	Remaining Urban Area	Beighton Ward	Other Identified Site	None	0.2	0.2	0	N/A	South East	8	0	0	8	40	Brownfield	Available now	Possible	Yes	No
S01581	Land Adjoining 6 Wdbury Road S9 1NZ	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Under Construction	1.15	0.91	0	N/A	North East	21	12	9	12	23.07692	Brownfield	Available now	Highly likely	Yes	No
S01593	Parson Cross College (NE) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	5.29	4.23	0	N/A	North East	165	52	113	52	39.00709	Brownfield	Available within next 5 years	Highly likely	Yes	No
S01609	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	Central Area	City Ward	Planning Permission	Under Construction	0.89	0.45	0	N/A	Urban West	596	133	463	133	1324.444	Brownfield	Available now	Highly likely	Yes	No
S01614	Curtilage Of 223 Ecclesall Road South Sheffield S11 9PN	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South West	1	0	0	1	14.28571	Greenfield	Available now	Highly likely	Yes	No
S01646	Land At Rear Of 14 To 20 Baxter Road Sheffield	Remaining Urban Area	Southey Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	North East	9	0	0	9	100	Greenfield	Available now	Possible	Yes	No
S01654	The Sloan Practice 249 - 251 Chesterfield Road Sheffield S8 0RT	Remaining Urban Area	Gleadless Valley Ward	Other Identified Site	None	0.04	0.04	0	N/A	South	2	0	0	2	50	Brownfield	Not Available	Possible	Yes	No

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S01694	Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	Remaining Urban Area	Burngreave Ward	Planning Permission	Outline Permission	0.38	0.38	0	N/A	East	20	20	0	20	52.63158	Brownfield	Available within next 5 years	Possible	Yes	No
S01697	Curtilage Of Basforth House 471 Stradbroke Road Sheffield S13 7GE	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	0.52	0.52	0	N/A	South East	21	21	0	21	40.38462	Brownfield	Available after year 5	Possible	Yes	No
S01702	335 And 337 Ecclesall Road South Sheffield S11 9PW	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.11	0.11	0	N/A	South West	8	0	0	8	72.72727	Brownfield	Available now	Highly likely	Yes	No
S01748	Smelterwood Road	Remaining Urban Area	Richmond Ward	Other Identified Site	None	0.52	0.52	0	N/A	South East	55	55	0	55	105.7692	Greenfield	Available within next 5 years	Possible	Yes	No
S01749	Former Foxwood, Ridgeway Road	Remaining Urban Area	Richmond Ward	Other Identified Site	None	0.4	0.75	0	N/A	South East	19	19	0	19	25.33333	Brownfield	Available within next 5 years	Possible	Yes	No
S01750	Knutton Rise	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.85	0.76	0	N/A	North East	26	26	0	26	34.21053	Greenfield	Available within next 5 years	Highly likely	Yes	No
S01751	Whitehouse Lane, 158 Primrose View	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.14	0.14	0	N/A	North West	6	0	0	6	42.85714	Brownfield	Available after year 5	Possible	Yes	No
S01773	Tritec, Milton Street	Central Area	City Ward	Other Identified Site	None	0.32	0.32	0	N/A	City Centre	181	181	0	181	565.625	Brownfield	Available after year 5	Possible	Suitable within plan period	No

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S01783	Curtilage Of 36 High Street	Remaining Urban Area	Beighton Ward	Planning Permission	Under Construction	0.16	0.16	0	N/A	South East	2	0	1	1	12.5	Greenfield	Available within next 5 years	Highly likely	Yes	No
S01789	Site of Longley Old People's Home, Longley Hall Road	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.77	0.36	0	N/A	North East	13	13	0	13	36.1111	Greenfield	Available now	Possible	Yes	No
S01790	Land Between Upwell Hill And Upwell Lane	Remaining Urban Area	Burngreave Ward	Other Identified Site	None	0.14	0.14	0	N/A	East	5	0	0	5	35.71429	Greenfield/Brownfield	Available after year 5	Possible	Yes	No
S01795	Site of Tannery Lodge, 520 Stradbroke Road	Remaining Urban Area	Woodhouse Ward	Planning Permission	Under Construction	0.56	0.28	0	N/A	South East	12	12	0	12	42.85714	Greenfield/Brownfield	Available within next 5 years	Highly likely	Yes	No
S01801	The Howard	Central Area	City Ward	Planning Permission	Construction Suspended	0.03	0.03	0	N/A	City Centre	7	0	4	3	233.3333	Brownfield	Available within next 5 years	Highly likely	Yes	No
S01820	St Judes Church Copper Street Sheffield S3 7AG	Central Area	City Ward	Other Identified Site	None	0.06	0.06	0	N/A	City Centre	6	0	0	6	100	Brownfield	Available now	Highly likely	Yes	No
S01837	Land And Buildings At Sidney Street, Matilda Street, Arundel Street And Sylvester Street, Sheffield, S1 3RA	Central Area	City Ward	Other Identified Site	Under Construction	0.35	0.18	0.17	Good	City Centre	135	54	81	54	300	Brownfield	Available now	Highly likely	Yes	No
S01844	The Beauchief Hotel, 161 Abbeydale Road South	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Under Construction	0.22	0.22	0	N/A	South West	30	8	22	8	136.3636	Brownfield	Available now	Highly likely	Yes	No
S01872	The Towers, 6 Brincliffe Crescent	Remaining	Nether Edge &	Other Identified Site	None	0.5	0.5	0	N/A	Urban West	18	18	0	18	36	Brownfield	Available within	Possible	Yes	No

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		Urban Area	Sharrow Ward														next 5 years			
S018 84	2a Haden Street, Sheffield	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	North West	7	0	0	7	175	Brownfield	Available now	Highly likely	Yes	No
S018 98	Land Between 5 and 21 Holmthirst Road	Remaining Urban Area	Graves Park Ward	Other Identified Site	None	0.28	0.28	0	N/A	South	11	11	0	11	39.28571	Greenfield	Available after year 5	Possible	Yes	No
S019 15	Land adjoining 14 Sussex Road, Chapelton, S35 2XP	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	0.06	0.06	0	N/A	Chapelton & Ecclesfield	6	0	0	6	100	Greenfield	Available now	Highly likely	Yes	No
S020 19	Anglican Chapel, Sheffield General Cemetery, Cemetery Road	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Construction Suspended	0.32	0.32	0	N/A	Urban West	2	0	0	2	6.25	Brownfield	Available now	Highly likely	Yes	No
S020 39	Fern Glen Farm Hathersage Road	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.37	0.37	0	N/A	Peak District Fringe	2	0	0	2	5.405406	Brownfield	Available now	Highly likely	Yes	No
S020 46	The Tower, 2 Furnival Square, S1 2QL	Central Area	City Ward	Planning Permission	Completed	0.06	0.06	0	N/A	City Centre	69	0	69	0	1150	Brownfield	Available now	Highly likely	Yes	No
S020 51	Land And Buildings At Broadfield Road And Site Of 53 Chippinghouse Road Sheffield	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.62	0	0.62	Average	Urban West	N/A	N/A	N/A	N/A	N/A	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S020 54	Part Of Saxon Works Rutland Road Sheffield	Remaining Urban Area	Burngreave Ward	Other Identified Site	None	0.46	0.46	0	N/A	City Centre	18	18	0	18	40	Brownfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes



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S02056	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Remaining Urban Area	Darnall Ward	Planning Permission	Outline Permission	2.81	2.52	0	N/A	East	91	91	0	91	36.1111	Greenfield	Available now	Highly likely	Yes	No
S02057	Bannerdale Centre & Park Site, Carter Knowle Road	Remaining Urban Area	Ecclesall Ward	Planning Permission	Under Construction	14.89	10.42	0	N/A	South West	62	40	22	40	5.950096	Brownfield	Available now	Highly likely	Yes	No
S02058	Former Wisewood School Site, Rural Lane/ Lard Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	1.69	1.52	0	N/A	North West	9	0	0	9	5.921052	Brownfield	Available within next 5 years	Not achievable	Yes but with policy constraints	No
S02059	Land at Spider Park, located off Sevenfields Lane, Wisewood, S6 4TS	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.25	0.23	0	N/A	North West	8	0	0	8	34.78261	Greenfield	Available within next 5 years	Possible	Yes but with policy constraints	No
S02060	Nursery Lane/ Stanley Street	Central Area	City Ward	Other Identified Site	None	0.33	0.33	0	N/A	City Centre	163	163	0	163	493.9394	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S02064	Car park, 2 Cavendish Street S3 7RZ	Central Area	City Ward	Other Identified Site	None	0.11	0.11	0	N/A	City Centre	43	43	0	43	390.9091	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S02078	Eye Witness Works, Milton St	Central Area	City Ward	Planning Permission	Under Construction	0.34	0.33	0	N/A	City Centre	97	97	0	97	293.9394	Brownfield	Available now	Highly likely	Yes	No
S02090	Wordsworth Avenue / Buchanan Road	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.54	0.49	0	N/A	North East	32	32	0	32	65.30612	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S02092	Land at Somerset Road/ Richmond Street	Remaining	Burngreave Ward	Other Identified Site	None	0.47	0.47	0	N/A	East	24	24	0	24	51.06383	Brownfield	Available	Possible	Yes	No

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		Urban Area															after year 5			
S020 93	In front of Midland Station	Central Area	City Ward	Other Identified Site	None	0.53	0	0.53	Good	City Centre	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S020 98	Carver Lane/ Holly Street	Central Area	City Ward	Other Identified Site	None	0.37	0	0.37	Very Good	City Centre	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S021 00	Twigg Bros 51 Toyne Street	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Construction Suspended	0.15	0.15	0	N/A	Urban West	12	9	3	9	80	Brownfield	Available within next 5 years	Highly likely	Yes	No
S021 15	Curtilage Of St Swithuns Vicarage, 36 Cary Road, Sheffield, S2 1JP	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.09	0.03	0	N/A	Manor Arbourthorne Gleadles	2	0	0	2	66.6666	Greenfield	Available now	Highly likely	Yes	No
S021 17	78 Carr Road, Deepcar, Sheffield, S36 2NR	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.05	0.05	0	N/A	Stocksbridge and Deepcar	2	0	0	2	40	Greenfield	Available now	Highly likely	Yes	No
S021 18	15 Napier Street, Sheffield, S11 8HA	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.08	0.08	0	N/A	Urban West	6	0	0	6	75	Brownfield	Available now	Highly likely	Yes	No
S021 26	Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Outline Permission	0.13	0.13	0	N/A	South West	1	0	0	1	7.692307	Greenfield	Available now	Highly likely	Yes	No
S021 29	Site Of 148 - 154 Western Road	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Outline Permission	0.11	0.08	0	N/A	Urban West	7	0	0	7	87.5	Brownfield	Available now	Highly likely	Yes	No

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S02130	Earl Of Arundel And Surrey Hotel 528 Queens Road	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.04	0.04	0	N/A	Urban West	2	0	0	2	50	Brownfield	Available now	Highly likely	Yes	No
S02136	139 Queen Victoria Road	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Under Construction	0.13	0.13	0	N/A	South West	1	0	0	1	7.692307	Greenfield	Available now	Highly likely	Yes	No
S02147	Windsor Hotel, 25-39 Southend Road	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	0.12	0.12	0	N/A	Manor Arbourthorne Gleadles	4	0	0	4	33.3333	Brownfield	Available now	Highly likely	Yes	No
S02156	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Central Area	City Ward	Planning Permission	Construction Suspended	0.43	0.43	0	N/A	City Centre	36	36	0	36	83.72093	Brownfield	Available within next 5 years	Possible	Yes	No
S02160	Garage block at side of Sefton Court, Sefton Road	Remaining Urban Area	Fulwood Ward	Planning Permission	Under Construction	0.08	0.08	0	N/A	South West	4	0	1	3	50	Brownfield	Available now	Highly likely	Yes	No
S02163	37 Fossdale Road	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South West	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S02168	Land At Rear Of 315 To 329 Baslow Road Sheffield S17 4AD Land at rear of 315 to 329 Baslow Road, Sheffield S17 4AD	Remaining Urban Area	Dore & Totley Ward	Other Identified Site	None	0.29	0.29	0	N/A	South West	10	10	0	10	34.48276	Greenfield	Available after year 5	Possible	Yes	No
S02171	Salvation Army Church, Queen Street, Mosborough, Sheffield S20 5BP	Remaining Urban Area	Mosborough Ward	Planning Permission	Completed	0.04	0.04	0	N/A	South East	6	0	6	0	150	Brownfield	Available now	Highly likely	Yes	No

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S02176	University of Sheffield 343/343a Fulwood Road, Sheffield S10 3BQ	Remain ing Urban Area	Fulwood Ward	Plannin g Permiss ion	Under Construc tion	0.2 4	0.2 4	0	N/A	Urban West	12	12	0	12	50	Brownfield	Availa ble now	Highly likely	Yes	No
S02180	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Central Area	City Ward	Plannin g Permiss ion	Under Construc tion	0.4 4	0.4 4	0	N/A	City Centre	42	42	0	42	95.4 545 4	Brownfield	Availa ble now	Possibl e	Yes	No
S02181	Land Adjacent 11 Edward Street Stocksbridge Sheffield S36 1BA	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Other Identifie d Site	None	0.0 1	0.0 1	0	N/A	Stocksbri dge and Deepcar	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S02182	Site Of Electricity Substation Adjacent 47 Roach Road Sheffield S11 8AU	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Under Construc tion	0.0 3	0.0 3	0	N/A	Urban West	2	0	0	2	66.6 666 6	Brownfield	Availa ble now	Highly likely	Yes	No
S02189	29 Tylney Road Sheffield S2 2RX	Remain ing Urban Area	Manor Castle Ward	Other Identifie d Site	None	0.0 1	0.0 1	0	N/A	Manor Arbourn orne Gleadles s	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S02198	Land Opposite 9 To 15 New Street Stocksbridge Sheffield S36 2RT	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Other Identifie d Site	None	0.0 6	0.0 6	0	N/A	Stocksbri dge and Deepcar	2	0	0	2	33.3 333 3	Greenfield	Availa ble now	Highly likely	Yes	No
S02199	Sheffield United Football Club Car Park Cherry Street And Shoreham Street Highfield Sheffield S2 4RD	Remain ing Urban Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.2 9	0.2 9	0	N/A	Urban West	45	45	0	45	155. 172 4	Brownfield	Availa ble now	Possibl e	Yes	No
S02209	Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Other Identifie d Site	None	0.0 4	0.0 4	0	N/A	Urban West	27	27	0	27	675	Brownfield	Availa ble now	Highly likely	Yes	No

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S022 11	Longley Hall Longley Lane Sheffield S5 7JF	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.31	0.31	0	N/A	North East	11	11	0	11	35.48387	Brownfield	Available after year 5	Possible	Yes	No
S022 14	99 City Road Sheffield S2 5HF	Remaining Urban Area	Manor Castle Ward	Planning Permission	Completed	0.05	0.05	0	N/A	Manor Arbourthorne Gleadles	2	0	2	0	40	Brownfield	Available now	Highly likely	Yes	No
S022 17	Blenheim Reach 861 Ecclesall Road Sheffield S11 8TH	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.1	0.1	0	N/A	Urban West	8	0	0	8	130	Brownfield	Available after year 5	Possible	Yes	No
S022 19	Curtilage Of 62 Occupation Lane Hackenthorpe	Remaining Urban Area	Birley Ward	Other Identified Site	None	0.02	0.02	0	N/A	South East	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S022 29	Land Adjacent Trident House Baxter Road Sheffield	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.16	0.16	0	N/A	North East	6	0	0	6	37.5	Brownfield	Available now	Possible	Yes	No
S022 33	32 Burnell Road Sheffield S6 2AX	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.02	0.02	0	N/A	North West	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S022 38	127A Fairleigh Sheffield S2 1LB	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	0.04	0.04	0	N/A	Manor Arbourthorne Gleadles	2	0	0	2	50	Brownfield	Available now	Highly likely	Yes	No
S022 59	Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	Central Area	City Ward	Planning Permission	Under Construction	0.14	0.14	0	N/A	City Centre	42	42	0	42	278.5714	Brownfield	Available now	Highly likely	Yes	No
S022 64	Land Adjoining 58A And 60 The Grove Totley Sheffield S17 4AS	Remaining Urban Area	Dore & Totley Ward	Other Identified Site	None	0.07	0.07	0	N/A	South West	2	0	0	2	28.57143	Greenfield	Available now	Highly likely	Yes	No

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S022 67	Former Bole hill residential Home, Bole hill View, S10 1QL	Remain ing Urban Area	Walkley Ward	Other Identifie d Site	None	0.3 8	0.3 8	0	N/A	Urban West	15	15	0	15	39.4 736 8	Brownfield	Availa ble within next 5 years	Highly likely	Yes	No
S022 71	Titterton Close, Darnall	Remain ing Urban Area	Darnall Ward	Other Identifie d Site	None	0.5	0.5	0	N/A	East	14	14	0	14	28	Brownfield	Availa ble after year 5	Possibl e	Suitable within plan period	No
S022 73	Former Darnall Fire Station, Darnall Road, S9 5AF	Remain ing Urban Area	Darnall Ward	Other Identifie d Site	None	0.7 4	0.6 7	0	N/A	East	28	28	0	28	41.7 910 5	Brownfield	Availa ble within next 5 years	Possibl e	Yes	No
S022 75	Fire Station, Mansfield Road, S12 2AE	Remain ing Urban Area	Richmon d Ward	Other Identifie d Site	None	0.4 1	0.4 1	0	N/A	South East	20	20	0	20	48.7 804 9	Brownfield	Availa ble within next 5 years	Possibl e	Yes	No
S022 77	83 to 87 Fitzwilliam Street, S1 4JP	Central Area	City Ward	Other Identifie d Site	None	0.1 2	0.1 2	0	N/A	City Centre	86	86	0	86	716. 666 7	Brownfield	Availa ble after year 5	Not achieva ble	Suitable within plan period	No
S022 79	The Tramsheds, Leadmill Road, S1 4SJ	Central Area	City Ward	Other Identifie d Site	None	0.0 8	0.0 8	0	N/A	City Centre	24	24	0	24	300	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S022 80	Palgrave Sites, Palgrave Road, Parson Cross, S5 8GR	Remain ing Urban Area	Southey Ward	Other Identifie d Site	None	0.3	0.0 6	0	N/A	North East	2	0	0	2	33.3 333 3	Brownfield	Availa ble now	Highly likely	Yes	No
S022 82	Site Of Sheffield Testing Laboratories Ltd And 58 Nursery Street And Car Park On Johnson Lane Sheffield S3 8GP	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.3 3	0.2 4	0	N/A	City Centre	268	268	0	26 8	111 6.66 7	Brownfield	Availa ble now	Highly likely	Yes	No

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S022 83	Wicker/ Wicker Lane, S3 8H (flats above shops on the Wicker)	Central Area	City Ward	Other Identified Site	None	0.2 3	0.2 2	0	N/A	City Centre	154	154	0	15 4	700	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S022 84	Former Coroners Court, Nursery Street	Central Area	City Ward	Other Identified Site	None	0.1	0.1	0	N/A	City Centre	30	30	0	30	300	Brownfield	Available now	Possible	Yes	No
S022 85	Former Footprint Tools, Hollis Croft	Central Area	City Ward	Planning Permission	Completed	0.8 7	0.2 6	0	N/A	City Centre	459	0	459	0	175 7.69 2	Brownfield	Available within next 5 years	Highly likely	Yes	No
S022 96	Land at Fox Hill Place, South Plot of Fox Hill Recreation Ground, S6 1GE (Site A, B, C)	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.2 8	0.2 2	0	N/A	North East	8	0	0	8	36.3 636 4	Greenfield/ Brownfield	Available now	Highly likely	Yes	No
S022 99	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	1.0 9	0.9 7	0	N/A	Manor Arbourn Gleadles s	371	371	0	37 1	382. 474 2	Brownfield	Available now	Possible	Yes	No
S023 01	Former Springfield Reservoir, Whitwell Lane, Stocksbridge	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.2 2	0.2 2	0	N/A	Stocksbridge and Deepcar	7	0	0	7	31.8 181 8	Brownfield	Available after year 5	Possible	Yes	No
S023 06	Land Between 574 And 582 Manchester Road Stocksbridge Sheffield	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.1 6	0.1 6	0	N/A	Stocksbridge and Deepcar	5	0	0	5	31.2 5	Greenfield	Available within next 5 years	Possible	Yes	No
S023 07	183 Greystones Road Sheffield S11 7BT	Remaining Urban Area	Ecclesall Ward	Planning Permission	Under Construction	0.4 5	0.4 4	0	N/A	South West	6	0	0	6	9.09 090 9	Greenfield	Available now	Highly likely	Yes	No
S023 45	Partco Autoparts Markham Works 20	Remaining	Nether Edge &	Planning	Construction	0.2 1	0.2	0	N/A	Urban West	7	0	0	7	35	Brownfield	Available now	Highly likely	Yes	No

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	Broadfield Road Sheffield S8 0XJ	Urban Area	Sharrow Ward	Permission	Suspended															
S023 46	Britannia Inn 24 - 26 Worksop Road Sheffield S9 3TJ	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.04	0.09	0	N/A	East	4	0	0	4	33.3333	Brownfield	Available now	Highly likely	Yes	No
S023 48	16 Belgrave Drive Sheffield S10 3LQ	Remaining Urban Area	Fulwood Ward	Planning Permission	Outline Permission	0.04	0.04	0	N/A	South West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S023 56	Land Adjacent To 39 Monckton Road Sheffield S5 6AL	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	North East	3	0	0	3	150	Greenfield/ Brownfield	Available now	Highly likely	Yes	No
S023 71	50 Upper Hanover Street, Sheffield, S3 7RL	Central Area	Broomhill & Sharrow Vale Ward	Other Identified Site	None	1.14	1.02	0	N/A	Urban West	143	143	0	143	140	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S023 77	85 Denby Street, Sheffield, S2 4QL	Central Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.03	0.03	0	N/A	Urban West	4	0	0	4	133.3333	Brownfield	Available now	Possible	Yes but with policy constraints	No
S023 79	178 West Street, Sheffield, S1 4ET	Central Area	City Ward	Other Identified Site	None	0.05	0.05	0	N/A	City Centre	8	8	0	8	160	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S023 82	394 Handsworth Road, Handsworth, Sheffield S13 9BZ	Remaining Urban Area	Richmond Ward	Other Identified Site	None	0.05	0.05	0	N/A	South East	2	0	0	2	40	Brownfield	Available now	Possible	Yes	No



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S024 01	Sheffield Health And Social Care Fulwood House 5 Old Fulwood Road Sheffield S10 3TG	Remaining Urban Area	Fulwood Ward	Other Identified Site	None	2.34	1.7	0	N/A	South West	60	60	0	60	35.29412	Brownfield	Available after year 5	Possible	Yes	No
S024 13	Land at Hurlfield Road, S12 2SL	Remaining Urban Area	Park & Arbourthorne Ward	Other Identified Site	None	3.52	0.23	0	N/A	Manor Arbourthorne Gleadles	8	0	0	8	34.78261	Greenfield	Available now	Not achievable	Yes but with policy constraints	No
S024 14	Units 1 and 2 Hussar Court, Hillsborough Barracks, Sheffield, S6 2GZ	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.18	0.18	0	N/A	North West	9	0	0	9	50	Brownfield	Available now	Possible	Yes	No
S024 16	Land at Penistone Road North	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	4.58	0	2	Good	North West	N/A	N/A	N/A	N/A	N/A	Brownfield	Available now	N/A	N/A	Yes
S024 24	Former Joseph Glover Public House, Station Road Halfway, S20 8EA	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	0.97	0.67	0	N/A	South East	27	27	0	27	40.29851	Brownfield	Available now	Highly likely	Yes	No
S024 44	Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.4	0.34	0	N/A	Rural Upper Don Valley	13	13	0	13	38	Brownfield	Available now	Highly likely	Yes	No
S024 48	Periwood Lane (formerly Camping Lane), Millhouses, S8 OHZ	Remaining Urban Area	Beauchief & Greenhill Ward	Other Identified Site	None	3.98	0.77	0	N/A	South	25	25	0	25	35	Greenfield	Available after year 5	Possible	Yes but with policy constraints	No
S024 60	Rear of 30 to 42 Pot House Lane, S36 1ES	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.31	0.32	0	N/A	Stocksbridge and Deepcar	16	16	0	16	50	Greenfield	Available now	Possible	Yes	No

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S024 64	M1 Distribution Centre and The Source, Vulcan Road, SE9 1EW	Remaining Urban Area	Darnall Ward	Other Identified Site	None	3.24	0	2.91	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available now	N/A	N/A	Yes
S024 66	Sextons Yard, Ecclesall Road South, Sheffield, S11 9QL	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.05	0.05	0	N/A	South West	2	0	0	2	40	Brownfield	Available now	Possible	Yes	No
S024 71	Springvale Gospel Hall	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.64	0.41	0	N/A	South West	14	14	0	14	34.14634	Greenfield	Available within next 5 years	Possible	Yes	No
S024 73	Sub Station, Sunnyvale Road, Totley, S17 4FA	Remaining Urban Area	Dore & Totley Ward	Other Identified Site	None	0.03	0.03	0	N/A	South West	1	0	0	1	33.3333	Brownfield	Available now	Possible	Yes	No
S024 86	Meadowhall Shopping Centre, Sheffield, SE9 1EP	Remaining Urban Area	Darnall Ward	Other Identified Site	None	37.64	0	26.34	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available now	N/A	N/A	Yes
S025 10	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	4.23	3.81	0	N/A	East	98	98	0	98	26.24672	Brownfield	Available now	Highly likely	Yes	No
S025 13	Land opposite 15 to 29 Woodhouse Lane, Beighton Sheffield S20 1AE	Remaining Urban Area	Beighton Ward	Other Identified Site	None	0.34	0.33	0	N/A	South East	5	0	0	5	15.15152	Greenfield	Available now	Not achievable	Yes but with policy constraints	No
S025 14	Greengate Lane North, S13 7RG	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	0.54	0.54	0	N/A	South East	23	23	0	23	42.59259	Greenfield	Available now	Highly likely	Yes	No
S025 16	Cookson Park, S5 8LX	Remaining	Southey Ward	Other Identified Site	None	0.18	0.05	0	N/A	North East	2	0	0	2	40	Greenfield/ Brownfield	Available	Possible	Yes but with policy	No

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		Urban Area															after year 5		constraints	
S02525	Parson Cross Park Buchanan Road Sheffield S5 8AL	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	2.16	1.94	0	N/A	North East	68	68	0	68	35	Greenfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S02529	Former Cradock School Site, Sheffield S2 2JZ	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Under Construction	3.17	2.85	0	N/A	Manor Arbourthorne Gleadless	96	53	43	53	33.68421	Greenfield	Available now	Highly likely	Yes	No
S02558	99 Townend Street Sheffield S10 1NL	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.05	0.04	0	N/A	Urban West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S02570	10 Priory Avenue Sheffield S7 1LT	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	Urban West	4	0	0	4	400	Brownfield	Available now	Highly likely	Yes	No
S02576	First Floor To Third Floors 19 - 21 Haymarket Sheffield S1 2AW	Central Area	City Ward	Other Identified Site	None	0.03	0.03	0	N/A	City Centre	6	0	0	6	200	Brownfield	Available now	Highly likely	Yes	No
S02577	Land Between 8 And 12 Cowley Drive Sheffield S35 1SW	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	Chapelton & Ecclesfield	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S02598	MAST Old Sharrow Junior School South View Road Sheffield S7 1DB	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.38	0.37	0	N/A	Urban West	13	13	0	13	35.13514	Brownfield	Available after year 5	Possible	Yes	No
S02599	'East Hill Gardens' (Former East Hill School) East Bank	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Under Construction	3.28	1.27	0	N/A	Manor Arbourthorne	77	12	65	12	60.62992	Brownfield	Available now	Highly likely	Yes	No

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	Road Sheffield S2 3PX									Gleadles										
S026 05	Land To The Rear Of 135 Church Street Ecclesfield Sheffield S35 9WF	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Outline Permissi on	0.1	0.0 8	0	N/A	Chapelto wn & Ecclesfiel d	1	0	0	1	12.5	Greenfield	Availa ble now	Highly likely	Yes	No
S026 10	Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ	Remain ing Urban Area	Woodhou se Ward	Plannin g Permiss ion	Under Construc tion	0.3 6	0.3 2	0	N/A	South East	18	18	0	18	56.2 5	Brownfield	Availa ble now	Highly likely	Yes	No
S026 18	83 And 85 Nethergreen Road Sheffield S11 7EH	Remain ing Urban Area	Fulwood Ward	Plannin g Permiss ion	Comple ted	0.0 3	0.0 3	0	N/A	South West	3	0	3	0	100	Brownfield	Availa ble now	Highly likely	Yes	No
S026 22	The Former Coach House Rear Of 301 Fulwood Road Sheffield S10 3BJ	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Comple ted	0.0 1	0.0 2	0	N/A	Urban West	2	0	2	0	100	Brownfield	Availa ble now	Highly likely	Yes	No
S026 28	Sheffield Teaching Hospital Victoria House 117 Manchester Road Fulwood Sheffield S10 5DN	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Comple ted	0.4 5	0.4 5	0	N/A	Urban West	8	0	8	0	17.7 777 8	Brownfield	Availa ble now	Highly likely	Yes	No
S026 37	Curtilage Of 302 Walkley Bank Road Sheffield S6 5AR	Remain ing Urban Area	Walkley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 4	0	N/A	North West	1	0	0	1	25	Greenfield	Availa ble now	Highly likely	Yes	No
S026 39	162-170 Devonshire Street Sheffield S3 7SG	Central Area	City Ward	Plannin g Permiss ion	Construc tion Suspend ed	0.0 5	0.0 5	0	N/A	City Centre	12	12	0	12	240	Brownfield	Availa ble now	Highly likely	Yes	No

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S02641	Site Of 252 Deer Park Road Sheffield S6 5NH	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.19	0.18	0	N/A	North West	14	14	0	14	77.7778	Brownfield	Available now	Highly likely	Yes	No
S02644	33 Clarkehouse Road Sheffield S10 2LA	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Completed	0.05	0.04	0	N/A	Urban West	7	0	7	0	175	Brownfield	Available now	Highly likely	Yes	No
S02648	Sheffield NHS Care Trust Brincliffe House 90 Osborne Road Sheffield S11 9BA	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.55	0.19	0	N/A	Urban West	17	5	12	5	89	Brownfield	Available now	Highly likely	Yes	No
S02657	37 Ivy Park Road Sheffield S10 3LA	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Under Construction	0.22	0.22	0	N/A	Urban West	1	0	0	1	4.54545	Greenfield	Available now	Highly likely	Yes	No
S02658	37 Ivy Park Road Sheffield S10 3LA	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Under Construction	0.22	0.22	0	N/A	Urban West	1	0	0	1	4.54545	Greenfield	Available now	Highly likely	Yes	No
S02661	17 Haymarket Sheffield S1 2AW	Central Area	City Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	City Centre	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S02662	Curtilage Of 61 Uppergate Road Sheffield S6 6BZ	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	North West	1	0	0	1		Greenfield/ Brownfield	Available now	Highly likely	Yes	No
S02671	Curtilage Of 7 Stocks Green Court And Land Rear Of 3-7 7 Stocks Green Court Sheffield S17 4AY	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.24	0.16	0	N/A	South West	1	0	0	1	6.25	Greenfield	Available now	Highly likely	Yes	No

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S02673	Land at Sussex Road, Chapeltown, Sheffield	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	0.09	0.08	0	N/A	Chapelton & Ecclesfield	6	0	0	6	75	Greenfield	Available now	Highly likely	Yes	No
S02688	Department For Work And Pensions Mayfield Court 56 West Street City Centre Sheffield S1 4EP	Central Area	City Ward	Planning Permission	Completed	0.07	0.06	0	N/A	City Centre	214	0	214	0	3566.667	Brownfield	Available now	Highly likely	Yes	No
S02690	Graham's Tyres Ltd 44 Edmund Road Sheffield S2 4EA	Central Area	City Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	Urban West	2	0	0	2	100	Brownfield	Available after year 5	Highly likely	Yes	No
S02691	Land At The Junction Of Middlewood Road And Middlewood Drive Sheffield	Remaining Urban Area	Stannington Ward	Planning Permission	Under Construction	0.07	0.11	0	N/A	North West	5	0	0	5	45.45454	Greenfield	Available now	Highly likely	Yes	No
S02703	Land off Jaunty Avenue, Base Green, S12 3DQ	Remaining Urban Area	Birley Ward	Other Identified Site	None	2.09	1.89	0	N/A	South East	66	66	0	66	34.92064	Greenfield	Available within next 5 years	Possible	Yes but with policy constraints	No
S02707	Whirlow Grange Conference Centre Whirlow Grange Drive Sheffield S11 9RX	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Completed	0.61	0.61	0	N/A	South West	14	0	14	0	22.95082	Brownfield	Available now	Highly likely	Yes	No
S02710	Old Whitelaw Farm Whitelaw Lane Sheffield S17 3AG	Green Belt	Dore & Totley Ward	Planning Permission	Under Construction	0.41	0.31	0	N/A	Peak District Fringe	1	0	0	1	3.225806	Greenfield	Available after year 5	Highly likely	Yes	No
S02711	Minalloy House 10-16 Regent Street And 2 Pitt St Sheffield S1	Central Area	City Ward	Other Identified Site	None	0.11	0.11	0	N/A	City Centre	33	33	0	33	300	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S02712	Curtilage Of 172 Prospect Road	Remaining	Dore & Totley Ward	Planning	Completed	0.25	0.1	0	N/A	South West	2	0	2	0	20	Greenfield	Available now	Highly likely	Yes	No

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	Bradway Sheffield S17 4HY	Urban Area		Permission																
S027 13	Site Of 126-130 Infirmary Road Sheffield S6 3DH	Central Area	Hillsborough Ward	Planning Permission	Completed	0.04	0.03	0	N/A	City Centre	9	0	9	0	300	Brownfield	Available now	Highly likely	Yes	No
S027 17	Studio 557 Brook House 557 Ecclesall Road Sheffield S11 8PR	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Other Identified Site	None	0.04	0.04	0	N/A	Urban West	9	0	0	9	225	Brownfield	Available after year 5	Highly likely	Yes	No
S027 21	Thornccliffe Arms 135 Warren Lane Sheffield S35 2YD	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Construction Suspended	0.1	0.09	0	N/A	Chapelton & Ecclesfield	9	0	0	9	100	Brownfield	Available now	Highly likely	Yes	No
S027 32	Land Adjacent 240 Springvale Road Sheffield S10 1LH	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Urban West	10	10	0	10	200	Brownfield	Available now	Highly likely	Yes	No
S027 33	Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Construction Suspended	0.12	0.09	0	N/A	North East	12	8	4	8	133.3333	Brownfield	Available now	Highly likely	Yes	No
S027 34	213 Duke Street Park Hill Sheffield S2 5QP	Remaining Urban Area	Manor Castle Ward	Planning Permission	Completed	0.01	0.01	0	N/A	Manor Arbourthorne Gleadles	1	0	1	0		Brownfield	Available now	Highly likely	Yes	No
S027 38	University Of Sheffield 85 Wilkinson Street Sheffield S10 2GJ	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Completed	0.12	0.11	0	N/A	Urban West	6	0	6	0	54.54546	Brownfield	Available now	Highly likely	Yes	No

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S02739	10 Roman Ridge Road Sheffield S9 1GD	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	North East	5	0	0	5	100	Brownfield	Available now	Highly likely	Yes	No
S02744	51 - 65 High street, City Centre & Kelham, Sheffield S1 2GD (former Primark store)	Central Area	City Ward	Other Identified Site	None	0.16	0.08	0	N/A	City Centre	24	24	0	24	300	Brownfield	Available after year 5	Possible	Yes	No
S02745	Car Park, Eyre Lane, Sheffield S1 4RB (on Furnival Square roundabout)	Central Area	City Ward	Planning Permission	Under Construction	0.11	0.11	0	N/A	City Centre	139	139	0	139	1263.63	Brownfield	Available now	Highly likely	Yes	No
S02746	Land opposite 2 to 18 Wincobank Close, S5 6BX	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.05	0.04	0	N/A	North East	3	0	0	3	75	Greenfield	Available now	Highly likely	Yes	No
S02755	Within The Curtilage Of 5 Colchester Road Sheffield S10 1SY	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Completed	0.01	0.01	0	N/A	Urban West	1	0	1	0		Brownfield	Available now	Highly likely	Yes	No
S02763	216 Hastilar Road South Sheffield S13 8EG	Remaining Urban Area	Richmond Ward	Planning Permission	Completed	0.03	0.03	0	N/A	South East	1	0	1	0		Brownfield	Available now	Highly likely	Yes	No
S02775	Lea Farm Town Field Lane Sheffield S35 0DB	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	Peak District Fringe	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S02776	Curtilage Of 36 Mauncer Lane Sheffield S13 7JF	Remaining Urban Area	Woodhouse Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	South East	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S02779	Willis House Peel Street Sheffield S10 2PQ	Remaining Urban Area	Broomhill & Sharrow	Planning Permission	Under Construction	0.16	0.16	0	N/A	Urban West	39	39	0	39	243.75	Brownfield	Available now	Highly likely	Yes	No



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			Vale Ward																	
S02793	Land Adjoining 329 Chesterfield Road Sheffield S8 0RU	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South	6	0	0	6	150	Brownfield	Available now	Highly likely	Yes	No
S02801	Curtilage Of 71 Beighton Road Woodhouse Sheffield S13 7PP	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	South East	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S02802	Sheffield City Council Office B Osgathorpe Depot Gayton Road Sheffield S4 7DB	Remaining Urban Area	Burngreave Ward	Planning Permission	Under Construction	0.13	0.13	0	N/A	East	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S02806	Land Between 74 And 80 Beechwood Road Hillsborough Sheffield	Remaining Urban Area	Hillsborough Ward	Planning Permission	Completed	0.02	0.02	0	N/A	North West	2	0	2	0		Brownfield	Available now	Highly likely	Yes	No
S02811	Park Gardeners Club And Institute Cricket Inn Road Sheffield S2 5AT	Remaining Urban Area	Manor Castle Ward	Planning Permission	Completed	0.44	0.44	0	N/A	City Centre	38	0	38	0	95	Brownfield	Available now	Highly likely	Yes	No
S02813	Sheffield City Council Office A Osgathorpe Depot Gayton Road Sheffield S4 7DB	Remaining Urban Area	Burngreave Ward	Planning Permission	Completed	0.03	0.03	0	N/A	East	1	0	1	0	33	Brownfield	Available now	Highly likely	Yes	No
S02817	The Old Dairy Broadfield Road Sheffield S8 0XQ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Urban West	9	0	0	9	150	Brownfield	Available now	Highly likely	Yes	No
S02818	91 Crookes Road Sheffield S10 5BD	Remaining Urban Area	Broomhill & Sharrow	Planning Permission	Completed	0.12	0.12	0	N/A	Urban West	2	0	2	0		Brownfield	Available now	Highly likely	Yes	No

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			Vale Ward																	
S028 43	69 Cherry Tree Road Sheffield S11 9AA	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.09	0.09	0	N/A	Urban West	1	0	0	1	11.1111	Brownfield	Available now	Highly likely	Yes	No
S028 55	141-149 Staniforth Road Sheffield S9 3HD	Remaining Urban Area	Darnall Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	East	5	0	0	5	125	Brownfield	Available now	Highly likely	Yes	No
S028 56	Land To The Rear Of 337 To 359 Middlewood Road Sheffield S6 1TH	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.07	0.07	0	N/A	North West	6	0	0	6	85.71429	Brownfield	Available now	Highly likely	Yes	No
S028 57	The Market Inn 18 Wortley Road High Green Sheffield S35 4LU	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Under Construction	0.72	0.63	0	N/A	Chapelton & Ecclesfield	19	2	17	2	25.39683	Brownfield	Available now	Highly likely	Yes	No
S028 58	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.61	0.61	0	N/A	East	28	28	0	28	45.90164	Brownfield	Available now	Possible	Yes	No
S028 59	Baldwins Omega Ltd Brincliffe Hill Sheffield S11 9DF	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.83	0.72	0	N/A	Urban West	52	52	0	52	72.22222	Brownfield	Available now	Highly likely	Yes	No
S028 60	Motor World 340 Lydgate Lane Sheffield S10 5FU	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Under Construction	0.06	0.06	0	N/A	Urban West	6	0	0	6	100	Brownfield	Available now	Highly likely	Yes	No
S028 66	27 Scott Road Sheffield S4 7BE	Remaining Urban Area	Burngreave Ward	Planning Permission	Under Construction	0.05	0.05	0	N/A	East	2	0	0	2	40	Brownfield	Available now	Highly likely	Yes	No

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S02867	57 Redcar Road Sheffield S10 1EX	Remain ing Urban Area	Crookes & Crosspool Ward	Plannin g Permiss ion	Under Construc tion	0.0 5	0.0 5	0	N/A	Urban West	1	0	0	1	20	Brownfield	Availa ble now	Highly likely	Yes	No
S02876	Land Adjacent To 133 Standon Road Sheffield S9 1PG	Remain ing Urban Area	Shiregree n & Brightsid e Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	North East	3	0	0	3	150	Brownfield	Availa ble now	Highly likely	Yes	No
S02891	Pitsmoor Road/Chatham Street/Swinton Street	Central Area	City Ward	Other Identifie d Site	None	1.7 5	0.6 6	0.6 55	Avera ge	City Centre	132	132	0	13 2	200	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S02892	Rutland Road/ Rugby Road	Central Area	Burngree ve Ward	Other Identifie d Site	None	1.4 1	1.4 1	0	N/A	East	96	96	0	96	68	Brownfield	Availa ble now	Possibl e	Yes	Ye s
S02893	Darnall Works	Remain ing Urban Area	Darnall Ward	Other Identifie d Site	None	6.5 1	2	1	Avera ge	East	80	80	0	80	40	Brownfield	Availa ble after year 5	Possibl e	Yes but with policy constrai nts	Ye s
S02900	Land to the east of Moor Valley Road	Remain ing Urban Area	Beighton Ward	Other Identifie d Site	None	4.2	2.3 4	0	N/A	South East	94	94	0	94	40.1 709 4	Greenfield	Availa ble after year 5	Highly likely	Yes	Ye s
S02905	121 Eyre Street	Central Area	City Ward	Other Identifie d Site	None	0.0 9	0.0 9	0	N/A	City Centre	120	120	0	12 0	133 3.33 3	Brownfield	Availa ble within next 5 years	Possibl e	Yes but with policy constrai nts	No
S02907	Former Roxy Nightclub and Odeon Cinema, Arundel Gate	Central Area	City Ward	Other Identifie d Site	None	0.7 1	0.7	0	N/A	City Centre	150	150	0	15 0	214. 285 7	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S02909	Mecca Bingo Flat Street Sheffield S1 2BA	Central Area	City Ward	Other Identifie d Site	None	0.2	0.1 9	0	N/A	City Centre	57	57	0	57	300	Brownfield	Availa ble within	Possibl e	Suitable within plan period	No

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																	next 5 years			
S029 12	Land at Fife Street	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	0.69	0.62	0	N/A	North East	11	11	0	11	17.74194	Greenfield	Available after year 5	Possible	Yes	No
S029 13	The Pennine Centre 20-22 Hawley Street Sheffield S1 2EA	Central Area	City Ward	Other Identified Site	None	0.63	0.76	0	N/A	City Centre	413	413	0	413	772.3684	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S029 14	Cotton Mill Road	Central Area	City Ward	Other Identified Site	None	0.26	0.26	0	N/A	City Centre	167	167	0	167	642.3077	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S029 15	HSBC 79 Hoyle Street Sheffield S3 7EW	Central Area	City Ward	Planning Permission	Construction Suspended	1.01	1.02	0	N/A	City Centre	414	414	0	414	405.8824	Brownfield	Available now	Highly likely	Yes	No
S029 18	Land adjacent to 569 Wordsworth Avenue	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	0.19	0.19	0	N/A	North East	8	0	0	8	42.10526	Brownfield	Available now	Highly likely	Yes	No
S029 21	Land at Junction Road and Furnace Lane	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	1.14	1.02	0	N/A	South East	41	41	0	41	40	Greenfield	Available after year 5	Highly likely	Yes	Yes
S030 42	Platts Lane, Oughtibridge	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	4.93	4.13	0	N/A	Rural Upper Don Valley	124	124	0	124	30	Brownfield	Available within next 5 years	Highly likely	Yes	Yes
S030 63	Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE	Remaining Urban Area	Darnall Ward	Planning Permission	Under Construction	1.04	1.04	0	N/A	East	48	48	0	48	46.15385	Brownfield	Available now	Highly likely	Yes	No

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S03078	Castlegate (Shude Hill)	Central Area	City Ward	Other Identified Site	None	0.26	0	0.26	Very Good	City Centre	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03080	Castlegate (Exchange Place)	Central Area	City Ward	Other Identified Site	None	0.08	0	0.08	Very Good	City Centre	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03081	Alsing Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	9.98	0	5.54	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available after year 5	N/A	N/A	Yes
S03099	Former Asda site Orgreave Place 1	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	1.13	0	1.02	Good	South East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available after year 5	Not achievable	Yes but with policy constraints	No
S03151	Land off Station Road opposite River View Road	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.35	0.36	0	N/A	Rural Upper Don Valley	11	11	0	11	30.55556	Greenfield	Available after year 5	Possible	Yes but with policy constraints	No
S03154	Upwell Street/Colliery Road (North)	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	1.27	0	1.27	Good	North East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03156	Hallamshire Works	Central Area	Hillsborough Ward	Other Identified Site	None	2.26	2	0.605	Average	City Centre	767	767	0	767	384	Brownfield	Available after year 5	Possible	Suitable within plan period	Yes
S03160	Land at Rear of No 2 Hunsley Street	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.41	0	0.37	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03161	Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street	Central Area	City Ward	Planning Permission	Full Permission but not started	0.9	0.8	0	N/A	City Centre	500	500	0	500	455	Brownfield	Available now	Highly likely	Yes	No

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	Sheffield S3 7BE																			
S031 64	Spitalfields/ Brunswick Road	Central Area	City Ward	Other Identified Site	None	0.1 9	0.1 9	0	N/A	City Centre	97	97	0	97	510. 526 3	Brownfield	Available after year 5	Possible	Yes	No
S031 65	River Don District, Weedon Street	Remain ing Urban Area	Darnall Ward	Plannin g Permiss ion	Outline Permissi on	24. 42	0	16. 6	Very Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available after year 5	N/A	N/A	Yes
S031 66	Rear of Davy McKee, Prince of Wales Road	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	0.8 9	0.8	0	N/A	East	32	32	0	32	40	Greenfield	Available after year 5	Possible	Yes	No
S031 67	Barleywood Road	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	0.8 9	0	0.6 7	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S031 68	Broadoaks	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	0.4 5	0	0.4 1	Avera ge	East	N/A	N/A	N/A	N/A	N/A	Greenfield/ Brownfield	N/A	N/A	N/A	No
S031 69	Broadlands, Lumley St	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	1.1	0	1.2	Avera ge	Manor Arbourth orne Gleadles s	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S031 70	Calor site, Shepcote Lane	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	1.5 2	0	1.3 7	Good	East	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No
S031 71	Catley Road	Remain ing Urban Area	Darnall Ward	Other Identified Site	None	0.5 5	0	0.4 8	Very Good	East	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No

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S03173	Scaffold Yard, Orgreave Place	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	0.52	0	0.52	Good	South East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03174	Former Sheffield Tipper's site, Sheffield Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.95	0	0.86	Average	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03175	Lumley Street	Remaining Urban Area	Darnall Ward	Other Identified Site	None	3.26	0	2.6	Average	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03176	Outokumpu, Shepcote Lane	Remaining Urban Area	Darnall Ward	Other Identified Site	None	19.53	0	17.58	Very Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03177	Pic Toys, off Darnall Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.05	0.5	0.5	Average	East	125	125	0	125	250	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03178	Prince of Wales Road/Station Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.11	0.56	0	N/A	East	28	28	0	28	50	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03179	Ripon Street/Woodbourn Hill	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.65	0	0.59	Average	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03180	Sheffield Business Park Phase 2	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	23.81	0	22.6	Very Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03183	The Circle / Fretson Road	Remaining	Manor Castle Ward	Other Identified Site	None	6.1	4.88	0	N/A	Manor Arbourthorne	210	210	0	210	32.78688	Brownfield	Available now	Highly likely	Yes	No

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		Urban Area								Gleadles										
S03184	Nunnery Sidings (East)	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.36	0	1.19	Average	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03185	Airflow Site, Claywheels Lane	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	2.62	0	2.36	Good	North West	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No
S03186	Land at Wardsend Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.64	0.64	0.5	Average	North West	25	25	0	25	40	Greenfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes
S03187	Land at Wardsend Road North	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.77	0.68	0.69	Average	North West	26	26	0	26	38.23529	Greenfield/Brownfield	Available after year 5	Possible	Suitable within plan period	No
S03188	Site of Doncasters, between Rivers Loxley and Don	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	1.5	0	1.2	Average	North West	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03189	Beeleywood, Claywheels Lane	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	9.79	0	4.9	Good	North West	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03190	Adjacent Former Hydra Tools, Nether Lane, Ecclesfield	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	0.67	0	0.67	Very Good	Chapelton & Ecclesfield	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03191	Balfour House	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.73	0.66	0	N/A	Stocksbridge and Deepcar	33	33	0	33	50	Brownfield	Available within next 5 years	Possible	Yes	No



Site Reference	Site Address	Issues & Options Area	Ward	Site Status	Site Planning Status	Gross Site Area (ha)	Net Site Area (ha) Housing	Net Site Area (ha) Employment	Employment Suitability	Housing Market Area	Total Site Capacity (number of dwellings)	Total Capacity 20/21 to 37/38 (dwellings)	Total Built (dwellings)	Total Remaining	Assumed Site Density (dwellings per ha)	Greenfield or Brownfield	Availability	Achievability	Suitability	2019 Call for Site
S03192	Ernest Thorpe's Lorry Park, Station Road, Deepcar	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.89	0.8	0	N/A	Stocksbridge and Deepcar	28	28	0	28	35	Brownfield	Not Available	Possible	Yes	No
S03193	Former Steins Tip, Station Road, Deepcar	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	24.58	17.26	0	N/A	Stocksbridge and Deepcar	413	413	0	413	23.92816	Brownfield	Available now	Highly likely	Yes	No
S03194	Next to Arthur Lee Works, Loicher Lane, Ecclesfield	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	0.42	0	0.4	Good	Chapelton & Ecclesfield	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03195	Smithywood, Cowley Hill, Chapelton	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	13.32	0	11.32	Very Good	Chapelton & Ecclesfield	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03196	Yarra Industrial Estate, Loicher Lane	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	1.42	0	1.06	Average	Chapelton & Ecclesfield	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03200	Former 179-229 (odds) Deerlands Avenue	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.59	0.59	0	N/A	North East	19	19	0	19	32.20339	Greenfield	Available now	Highly likely	Yes	No
S03201	Former 200-262 (evens) Deerlands Avenue	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.8	0.72	0	N/A	North East	19	19	0	19	26.38889	Greenfield	Available now	Highly likely	Yes	No
S03202	Deerlands Avenue	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.95	0.46	0	N/A	North East	32	32	0	32	69.56522	Brownfield	Available within next 5 years	Highly likely	Yes	No
S03203	Fox Hill Place Sheffield S6 1GE	Remaining	Southey Ward	Planning	Under Construction	3.83	3.45	0	N/A	North East	167	167	0	167	48.4058	Greenfield	Available now	Highly likely	Yes	No

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		Urban Area		Permission																
S03204	Foxhill Masterplan Area (Rec Ground)	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.6	0.6	0	N/A	North East	20	20	0	20	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03206	'Lytton' (Land Opposite 29 To 45 Lytton Ro) Sheffield S5 8AX	Remaining Urban Area	Southey Ward	Planning Permission	Full Permission but not started	1.18	0.84	0	N/A	North East	44	44	0	44	52.38095	Brownfield	Available within next 5 years	Highly likely	Yes	No
S03208	Former 16-42 Buchanan Road	Remaining Urban Area	Firth Park Ward	Other Identified Site	None	0.35	0.5	0	N/A	North East	19	19	0	19	38	Greenfield	Available now	Highly likely	Yes	No
S03210	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Full Permission but not started	1.21	0.76	0	N/A	Manor Arbourthorne Gleadles	35	35	0	35	46	Brownfield	Available now	Highly likely	Yes	No
S03211	Abbeydale Drive Park-and-Ride Site	Remaining Urban Area	Ecclesall Ward	Other Identified Site	None	0.58	0.58	0	N/A	South	23	23	0	23	39.65517	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03212	New Street, Longacre Way	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	0.54	0	0.51	Good	South East	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No
S03214	Newstead Estate, Birley	Remaining Urban Area	Birley Ward	Other Identified Site	None	6.49	5.19	0	N/A	South East	229	229	0	229	39.88439	Brownfield	Available within next 5 years	Highly likely	Yes	No
S03215	Rotherham Road, Beighton	Remaining Urban Area	Beighton Ward	Other Identified Site	None	1.1	0	0.82	Good	South East	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No

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S03217	Chaucer Road / Mansell Avenue	Remaining Urban Area	Southey Ward	Other Identified Site	None	0.8	0.72	0	N/A	North East	15	15	0	15	50	Greenfield	Available now	Highly likely	Yes	No
S03219	Former Arthur Lees Site	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	11.12	0	7.78	Good	North East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available now	N/A	N/A	Yes
S03220	Junction Road	Remaining Urban Area	Woodhouse Ward	Other Identified Site	None	0.57	0.57	0	N/A	South East	17	17	0	17	29.82456	Brownfield	Available within next 5 years	Highly likely	Yes	No
S03222	100 Penistone Road, Owlthorpe, Sheffield, S6 2AY	Central Area	Hillsborough Ward	Other Identified Site	None	3.07	1.3	0	N/A	Urban West	793	793	0	793	610.5991	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S03224	127 Ecclesall Road Sheffield S11 8HY	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.58	0.45	0	N/A	Urban West	251	84	167	84	557.7778	Brownfield	Available now	Highly likely	Yes	No
S03229	Manor Boot 2	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	2.82	1.26	0	N/A	Manor Arbourthorne Gleadles	50	50	0	50	39.68254	Brownfield	Available after year 5	Possible	Yes	No
S03230	Steelhouse Lane	Central Area	City Ward	Other Identified Site	None	0.5	0.49	0	N/A	City Centre	219	219	0	219	446.9388	Brownfield	Available within next 5 years	Possible	Suitable within plan period	No
S03231	Edward Street	Central Area	Walkley Ward	Other Identified Site	None	0.29	0.28	0	N/A	City Centre	177	177	0	177	632.1429	Brownfield	Not Available	Possible	Yes but with policy constraints	No

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S03232	Land and buildings at 94-126 Scotland Street	Central Area	City Ward	Other Identified Site	None	0.17	0.17	0	N/A	City Centre	67	67	0	67	391.6667	Brownfield	Not Available	Possible	Suitable within plan period	No
S03233	Wharncliffe Works and 86-88 Green Lane	Central Area	City Ward	Other Identified Site	None	0.4	0.41	0	N/A	City Centre	54	54	0	54	139.0244	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S03238	Mowbray Street/ Pitsmoor Road	Central Area	City Ward	Other Identified Site	None	0.66	0.52	0.66	Average	City Centre	37	37	0	37	71.15385	Brownfield	Available within next 5 years	Possible	Suitable within plan period	No
S03239	Harvest Lane, S3 8EQ	Central Area	City Ward	Other Identified Site	None	0.91	0.72	0	N/A	City Centre	190	190	0	190	263.8889	Brownfield	Not Available	Possible	Suitable within plan period	No
S03274	Valley Road Garage Rear Of 103 Valley Road Meersbrook Sheffield S8 9FX	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Urban West	3	0	0	3	75	Brownfield	Available now	Highly likely	Yes	No
S03277	27 Hesse Road Sheffield S6 1WP	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	North West	1	0	0	1	16.66667	Brownfield	Available now	Highly likely	Yes	No
S03278	Land Between Athol Road And Smithy Wood Road Athol Road Sheffield	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	0.24	0.24	0	N/A	South	13	13	0	13	58.3356	Brownfield	Available now	Highly likely	Yes	No
S03281	377-381 South Road Walkley Sheffield S6 3TD	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.05	0.04	0	N/A	Urban West	5	0	0	5	125	Brownfield	Available now	Highly likely	Yes	No
S03282	Site Of Garage Block Rear Of 14 To 22	Remaining	Hillsborough Ward	Planning	Outline Permission	0.07	0.07	0	N/A	North West	2	0	0	2	28.57143	Brownfield	Available now	Highly likely	Yes	No

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	Marlcliffe Road Sheffield S6 4AG	Urban Area		Permiss ion																
S032 86	Land Between 13 And 15 Greenwood Road High Green Sheffield S35 3GU	Remain ing Urban Area	West Ecclesfiel d Ward	Plannin g Permiss ion	Under Construc tion	0.0 3	0.0 3	0	N/A	Chapelto wn & Ecclesfiel d	5	0	0	5	166. 666 7	Greenfield	Availa ble now	Highly likely	Yes	No
S032 87	64 Station Road Mosborough Sheffield S20 5AD	Remain ing Urban Area	Mosboro ugh Ward	Plannin g Permiss ion	Full Permiss ion but not started	0.0 4	0.0 4	0	N/A	South East	1	0	0	1		Brownfield	Availa ble now	Highly likely	Yes	No
S032 91	250 Lancing Road Sheffield S2 4EX	Remain ing Urban Area	City Ward	Plannin g Permiss ion	Under Construc tion	0.0 2	0.0 2	0	N/A	Urban West	5	0	0	5	250	Brownfield	Availa ble now	Highly likely	Yes	No
S032 99	NatWest 851 Gleadless Road Sheffield S12 2LG	Remain ing Urban Area	Park & Arbournh orne Ward	Plannin g Permiss ion	Full Permiss ion but not started	0.0 1	0.0 1	0	N/A	Manor Arbournh orne Gleadles s	2	0	0	2	200	Brownfield	Availa ble now	Highly likely	Yes	No
S033 00	Creevela Works Parsonage Street Sheffield S6 5BL	Remain ing Urban Area	Walkley Ward	Plannin g Permiss ion	Under construct ion	0.0 6	0.0 6	0	N/A	Urban West	6	0	0	6	100	Brownfield	Availa ble now	Highly likely	Yes	No
S033 06	27A Dore Road Sheffield S17 3NA	Remain ing Urban Area	Dore & Totley Ward	Plannin g Permiss ion	Under Construc tion	0.2	0.2	0	N/A	South West	1	0	0	1		Brownfield	Availa ble now	Highly likely	Yes	No
S033 07	Land To Rear Of 21 Broomfield Road Stocksbridge Sheffield S36 2AR	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Outline Permiss ion	0.1 5	0.0 6	0	N/A	Stocksbri dge and Deepcar	2	0	0	2	33.3 333 3	Greenfield	Availa ble now	Highly likely	Yes	No
S033 09	Land Between 35 And 37 And At Rear Of 37 High Street Beighton Sheffield S20 1EE	Remain ing Urban Area	Beighton Ward	Plannin g Permiss ion	Full Permiss ion but	0.0 8	0.0 8	0	N/A	South East	4	0	0	4	50	Brownfield	Availa ble now	Highly likely	Yes	No

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					not started															
S033 12	Land 50 Metres Southwest Of 142 Top Warren Warren Lane Sheffield S35 2XT	Green Belt	East Ecclesfiel d Ward	Plannin g Permiss ion	Under Construc tion	0.1 1	0.1 1	0	N/A	Chapelto wn & Ecclesfiel d	1	0	0	1	9.09 090 9	Brownfield	Availa ble now	Highly likely	Yes	No
S033 14	Renaissant 2 Terminus Road Sheffield S7 2LH	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 4	0	N/A	South West	2	0	0	2	50	Brownfield	Availa ble now	Highly likely	Yes	No
S033 15	Bents Farm Penny Lane Sheffield S17 3AZ	Green Belt	Dore & Totley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.2 1	0.2 1	0	N/A	Peak District Fringe	3	0	0	3	14.2 857 1	Greenfield	Availa ble now	Highly likely	Yes	No
S033 25	Ball Inn Myrtle Road Sheffield S2 3HR	Remain ing Urban Area	Park & Arbourn thorne Ward	Other Identifie d Site	None	0.2	0.2	0	N/A	Urban West	14	14	0	14	70	Brownfield	Availa ble after year 5	Possibl e	Yes	No
S033 29	14 Tapton House Road Sheffield S10 5BY	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 6	0.0 2	0	N/A	Urban West	2	0	0	2	100	Brownfield	Availa ble now	Highly likely	Yes	No
S033 40	Euro Dismantling Services Ltd Loxley Manor Loxley Road Sheffield S6 6RW	Green Belt	Stanningt on Ward	Plannin g Permiss ion	Under Construc tion	0.0 3	0.0 3	0	N/A	North West	1	0	0	1	33.3 333 3	Brownfield	Availa ble now	Highly likely	Yes	No
S033 42	Curtilage Of 35 School Lane Greenhill Sheffield S8 7RL	Remain ing Urban Area	Beauchie f & Greenhill Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 3	0.0 1	0	N/A	South	1	0	0	1	100	Greenfield	Availa ble within next 5 years	Highly likely	Yes	No

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S03345	37 Empire Road Sheffield S7 1GJ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	1	0	0	1	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03346	Site Of 19 Haywood Lane And 8 Ash Lane Sheffield S36 2QE	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.07	0.08	0	N/A	Stocksbridge and Deepcar	7	0	0	7	87.5	Brownfield	Available now	Highly likely	Yes	No
S03349	Within The Curtilage Of 29 Bracken Hill Sheffield S35 1RS	Green Belt	West Ecclesfield Ward	Planning Permission	Under Construction	0.11	0.11	0	N/A	Chapelton & Ecclesfield	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03351	Within The Curtilage Of 7 Rainbow Drive Sheffield S12 4BA	Remaining Urban Area	Beighton Ward	Planning Permission	Under Construction	0.02	0.03	0	N/A	South East	1	0	0	1	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03352	Old County Court House 56 Bank Street Sheffield S1 2DS	Central Area	City Ward	Planning Permission	Under Construction	0.07	0.06	0	N/A	City Centre	21	21	0	21	350	Brownfield	Available now	Highly likely	Yes	No
S03353	Land At Junction With Fox Lane Edmund Avenue Sheffield S17 4RL	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03358	130 - 142 Langsett Road Sheffield S6 2UB	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.08	0.08	0	N/A	North West	14	14	0	14	175	Brownfield	Available now	Highly likely	Yes	No
S03359	Ewen Engineering Co Roscoe Road Sheffield S3 7DZ	Central Area	Walkley Ward	Planning Permission	Completed	0.08	0.08	0	N/A	City Centre	54	0	54	0	675	Brownfield	Available now	Highly likely	Yes	No

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S03362	245 Ecclesall Road Sheffield S11 8JE	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Construc tion Suspend ed	0.4 6	0.4	0	N/A	Urban West	184	184	0	18 4	460	Brownfield	Availa ble now	Highly likely	Yes	No
S03366	Car Park At Rear Of 372 To 380 Langsett Road Burton Street Sheffield S6 2UG	Remain ing Urban Area	Hillsboro ugh Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 3	0.0 3	0	N/A	North West	3	0	0	3	100	Brownfield	Availa ble now	Highly likely	Yes	No
S03369	69 Bawtry Road Sheffield S9 1UA	Remain ing Urban Area	Darnall Ward	Plannin g Permiss ion	Outline Permissi on	0.0 5	0.0 5	0	N/A	East	2	0	0	2	40	Brownfield	Availa ble now	Highly likely	Yes	No
S03370	The Bathfield 2 Powell Street Sheffield S3 7NX	Remain ing Urban Area	Walkley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 8	0.0 7	0	N/A	City Centre	3	0	0	3	42.8 571 4	Brownfield	Availa ble now	Highly likely	Yes	No
S03371	Land Adjacent 26 Daresbury Drive Sheffield S2 2BJ	Remain ing Urban Area	Park & Arbourn thorne Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Manor Arbourn thorne Gleadles s	1	0	0	1	50	Greenfield	Availa ble now	Highly likely	Yes	No
S03372	Mosborough Fire Station Queen Street Mosborough Sheffield S20 5BQ	Remain ing Urban Area	Mosboro ugh Ward	Plannin g Permiss ion	Comple ted	0.2 1	0.2 1	0	N/A	South East	10	0	10	0	47.6 190 5	Brownfield	Availa ble now	Highly likely	Yes	No
S03375	18 Blacka Moor Road Sheffield S17 3GH	Remain ing Urban Area	Dore & Totley Ward	Plannin g Permiss ion	Outline Permissi on	0.0 9	0.0 9	0	N/A	South West	2	0	0	2	22.2 222 2	Greenfield	Availa ble now	Highly likely	Yes	No
S03376	160 Newman Road Sheffield S9 1LT	Remain ing Urban Area	Shiregree n & Brightsid e Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	North East	2	0	0	2	200	Brownfield	Availa ble now	Highly likely	Yes	No



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S03379	Land At Rear Of Veterinary Surgery Sheffield Road Hackenthorpe Sheffield S12 4LR	Remaining Urban Area	Beighton Ward	Planning Permission	Full Permission but not started	0.2	0.2	0	N/A	South East	4	0	0	4	20	Greenfield	Available now	Highly likely	Yes	No
S03380	St Cecilia's Church Chaucer Close Sheffield S5 9QE	Remaining Urban Area	Southey Ward	Planning Permission	Full Permission but not started	0.21	0.21	0	N/A	North East	17	17	0	17	80.95238	Greenfield	Available after year 5	Possible	Yes	No
S03383	40-50 Castle Square Sheffield S1 2GF	Central Area	City Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	City Centre	22	22	0	22	244.4444	Brownfield	Available now	Highly likely	Yes	No
S03384	Land Used For Parking Adjacent 2 Niagara Road Sheffield S6 1LU	Remaining Urban Area	Hillsborough Ward	Planning Permission	Outline Permission	0.03	0.03	0	N/A	North West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03385	Site Of Former 68 Holme Lane Sheffield S6 4JW	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	North West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03386	Site Of 82 - 84 Winter Street Sheffield S3 7ND	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.11	0.11	0	N/A	City Centre	151	151	0	151	1372.727	Brownfield	Available within next 5 years	Highly likely	Yes	No
S03387	245 Walkley Road Sheffield S6 2XN	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	Urban West	4	0	0	4	200	Brownfield	Available now	Highly likely	Yes	No
S03390	Clamark House 55 - 65 Stalker Lees Road Sheffield S11 8NP	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Under Construction	0.15	0.17	0	N/A	Urban West	13	13	0	13	82.35294	Brownfield	Available now	Highly likely	Yes	No

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S03394	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Central Area	City Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	City Centre	49	49	0	49	816	Brownfield	Available now	Highly likely	Yes	No
S03395	10 Ford Road Sheffield S11 7GZ	Remaining Urban Area	Ecclesall Ward	Planning Permission	Completed	0.02	0.02	0	N/A	South West	1	0	1	0		Greenfield	Available now	Highly likely	Yes	No
S03397	282 Glossop Road Sheffield S10 2HS	Central Area	City Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	City Centre	5	0	0	5	500	Brownfield	Available now	Highly likely	Yes	No
S03399	Curtilage Of Sunnybank House, 43 Broomhall Place, Sheffield , S10 2DG	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03404	82 Ashdell Road Sheffield S10 3DB	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.12	0.12	0	N/A	Urban West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03407	6B Sheldon Road Nether Edge Sheffield S7 1GW	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Urban West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03408	Gleadless Primary School, Hollinsend Road, S12 2EH	Remaining Urban Area	Richmond Ward	Other Identified Site	None	0.48	0.48	0	N/A	South East	19	19	0	19	39.58333	Brownfield	Available now	Possible	Yes	No
S03409	15 Gleadless View Sheffield S12 2UL	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Under Construction	0.12	0.12	0	N/A	Manor Arbourthorne Gleadless	2	0	0	2	16.66667	Brownfield	Available now	Highly likely	Yes	No

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S034 11	UFI Limited 1 Young Street Sheffield S1 4UP	Central Area	City Ward	Planning Permission	Full Permission but not started	0.19	0.19	0	N/A	Urban West	44	44	0	44	231.5789	Brownfield	Available now	Possible	Yes	No
S034 14	Lady Spring House 64 Dore Road Sheffield S17 3NE	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Under Construction	0.57	0.57	0	N/A	Peak District Fringe	1	0	0	1	1.754386	Greenfield	Available now	Highly likely	Yes	No
S034 16	South Yorkshire Police Station Norborough Road Sheffield S9 1SL	Remaining Urban Area	Darnall Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	East	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S034 18	Saxon House Broadfield Road Sheffield S8 0XQ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	Urban West	3	0	0	3		Brownfield	Available now	Highly likely	Yes	No
S034 19	Within The Curtilage Of 150 Hemsworth Road Sheffield S8 8LL	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	0.17	0.17	0	N/A	South	1	0	0	1	5.882353	Greenfield	Available now	Highly likely	Yes	No
S034 22	Penelope Hairdressing And Beauty Room Meadowcroft 1 Birley Lane Sheffield S12 3BP	Green Belt	Birley Ward	Planning Permission	Full Permission but not started	0.1	0.09	0	N/A	South East	1	0	0	1	11.1111	Brownfield	Available now	Highly likely	Yes	No
S034 25	Fargate Court 13 Fargate Sheffield S1 2HD	Central Area	City Ward	Planning Permission	Completed	0.09	0.09	0	N/A	City Centre	46	0	46	0	511.1111	Brownfield	Available now	Highly likely	Yes	No
S034 27	Land To The Rear Of 138 To 140 Chelsea Road Sheffield S11 9BR	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.15	0.15	0	N/A	Urban West	1	0	0	1	6.666667	Greenfield	Available now	Highly likely	Yes	No

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S034 29	209 High Street Ecclesfield Sheffield S35 9XB	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Under Construc tion	0.1 2	0.1	0	N/A	Chapelto wn & Ecclesfiel d	5	0	0	5	50	Brownfield	Availa ble now	Highly likely	Yes	No
S034 30	Land Adjacent 78 Montrose Road Sheffield S7 2EF	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Under Construc tion	0.0 1	0.0 1	0	N/A	South West	1	0	0	1		Greenfield	Availa ble now	Highly likely	Yes	No
S034 31	Within The Curtilage Of 113 Blackstock Road Sheffield S14 1FT	Remain ing Urban Area	Gleadles Valley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	South	1	0	0	1		Greenfield	Availa ble now	Highly likely	Yes	No
S034 33	11 Derriman Glen Sheffield S11 9LQ	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Under Construc tion	0.1 8	0.1 8	0	N/A	South West	1	0	0	1	5.55 555 5	Brownfield	Availa ble now	Highly likely	Yes	No
S034 51	Former ROM site, off Barrow Street	Remain ing Urban Area	Shiregree & Brightsid e Ward	Other Identifie d Site	None	3.9 1	0	3.5 1	Avera ge	North East	N/A	N/A	N/A	N/ A	N/A	Brownfield	Availa ble within next 5 years	N/A	N/A	Ye s
S034 52	Young Street (Wickes)	Central Area	City Ward	Other Identifie d Site	None	0.7 2	0.6 5	0	N/A	City Centre	366	366	0	36 6	563. 076 9	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S034 53	St Mary's Gate	Central Area	City Ward	Other Identifie d Site	None	1.4 4	0.9 9	0	N/A	City Centre	311	311	0	31 1	314. 141 4	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S034 54	Eyre Street (Decathlon)	Central Area	City Ward	Other Identifie d Site	None	0.8 4	0.7 6	0	N/A	City Centre	98	98	0	98	129	Brownfield	Availa ble within next 5 years	Possibl e	Yes but with policy constrai nts	Ye s

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S034 55	Stocksbridge Club And Institute New Road Stocksbridge Sheffield S36 2EJ	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.2 3	0.2 3	0	N/A	Stocksbri dge and Deepcar	8	0	0	8	34.7 826 1	Brownfield	Availa ble now	Highly likely	Yes	No
S034 56	Birley Mount Fox Hill Road Sheffield S6 1HF	Remain ing Urban Area	Southey Ward	Plannin g Permiss ion	Outline Permissi on	0.1 1	0.1	0	N/A	North East	2	0	0	2	20	Brownfield	Availa ble now	Highly likely	Yes	No
S034 57	Quicksilver 32 Castle Street Sheffield S3 8LT	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	City Centre	12	12	0	12	600	Brownfield	Availa ble now	Highly likely	Yes	No
S034 58	Garage Block Between 16 And 22 Butler Road Sheffield S6 5HS	Remain ing Urban Area	Stanningt on Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 1	0	N/A	North West	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S034 60	18 Henry Street Shalesmoor Sheffield S3 7EQ	Central Area	Walkley Ward	Plannin g Permiss ion	Comple ted	0.0 9	0.0 9	0	N/A	City Centre	46	0	46	0	511. 111 1	Brownfield	Availa ble now	Highly likely	Yes	No
S034 61	Brooks Bank Farm Oaks Lane Midhopedstones Sheffield S36 4GR	Green Belt	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 3	0.1 3	0	N/A	Peak District Fringe	2	0	0	2		Brownfield	Availa ble now	Highly likely	Yes	No
S034 62	14 - 18 West Bar Green Sheffield S1 2DA	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 6	0.0 6	0	N/A	City Centre	17	17	0	17	266. 666 7	Brownfield	Availa ble now	Highly likely	Yes	No
S034 64	2 Rotherham Road, Sheffield, S13 9LL	Remain ing Urban Area	Woodhou se Ward	Other Identifie d Site	None	0.9 9	0.8	0	N/A	South East	32	32	0	32	40	Greenfield/ Brownfield	Availa ble within next 5 years	Possibl e	Yes but with policy constrai nts	No

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S03468	Sites located to the East and West of Fitzwalter Road	Remaining Urban Area	Manor Castle Ward	Other Identified Site	None	0.14	0.14	0	N/A	Manor Arbourthorne Gleadles	5	0	0	5	35.71429	Greenfield	Available now	Possible	Yes	No
S03469	Within The Curtilage Of 91 Church Street Oughtibridge Sheffield S35 0FU	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Rural Upper Don Valley	2	0	0	2		Greenfield	Available now	Highly likely	Yes	No
S03470	Long Line Farm Long Line Sheffield S11 7TX	Green Belt	Dore & Totley Ward	Planning Permission	Under Construction	0.18	0.18	0	N/A	Peak District Fringe	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03474	49 Pot House Lane Sheffield S36 1ES	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Outline Permission	0.58	0.58	0	N/A	Stocksbridge and Deepcar	14	14	0	14	50	Greenfield/Brownfield	Available now	Possible	Yes	No
S03475	Land Adjacent 7 Newman Close Sheffield S9 1JY	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North East	4	0	0	4	100	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03476	Westfield House, 87 Division Street And Rockingham Court 152, Rockingham Street Sheffield S1 1HT	Central Area	City Ward	Planning Permission	Completed	0.09	0.09	0	N/A	City Centre	39	0	39	0	433.3333	Brownfield	Available now	Highly likely	Yes	No
S03477	Sheffield Hallam University 45 Broomgrove Road Sheffield S10 2NA	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Completed	0.07	0.06	0	N/A	Urban West	2	0	2	0	33.3333	Brownfield	Available now	Highly likely	Yes	No

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S03479	Site Of Parson Cross Training Centre Buchanan Road Sheffield S5 8AL	Remaining Urban Area	Firth Park Ward	Planning Permission	Full Permission but not started	0.13	1.15	0	N/A	North East	6	0	0	6	5.217391	Brownfield	Available now	Highly likely	Yes	No
S03481	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	13.3	6.58	0	N/A	Rural Upper Don Valley	284	284	0	284	43	Brownfield	Available now	Highly likely	Yes	No
S03490	The Nichols building, Shalesmoor	Central Area	City Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	City Centre	48	48	0	48	480	Brownfield	Available now	Highly likely	Yes	No
S03491	Don Cutlery works, Doncaster/Shepherd Street	Central Area	City Ward	Other Identified Site	None	0.23	0.2	0	N/A	City Centre	84	84	0	84	420	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03492	'Great Central' Site Of Mackleys Building And 2 Chatham Street Sheffield S3 8EG	Central Area	City Ward	Planning Permission	Under Construction	0.31	0.31	0	N/A	City Centre	131	131	0	131	422.5807	Brownfield	Available now	Highly likely	Yes	No
S03493	Oscar Works, Shepherd Street/Bills Street	Central Area	City Ward	Other Identified Site	None	0.48	0.4	0	N/A	City Centre	172	172	0	172	430	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03494	Former Hartwells Site, Savile Street/Spital Hill	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.51	0	0.46	Good	East	N/A	N/A	N/A	N/A	N/A	Greenfield	N/A	N/A	N/A	No
S03499	Land Adjacent 50 Marsh House Road Sheffield S11 9SP	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but	0.03	0.03	0	N/A	South West	1	0	0	1	33.3333	Greenfield	Available now	Highly likely	Yes	No

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					not started															
S03500	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Under Construction	0.21	0.21	0	N/A	Urban West	12	1	11	1	57.14286	Brownfield	Available now	Highly likely	Yes	No
S03501	92 Roscoe Bank Sheffield S6 5PN	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Peak District Fringe	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03502	6 Chancet Wood View Sheffield S8 7TS	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	South	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03506	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Central Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.12	0.12	0	N/A	City Centre	62	62	0	62	516.6667	Brownfield	Available now	Possible	Yes	No
S03507	Land adjoining Mowbray Street, Ball Street and Corporation Street	Central Area	City Ward	Other Identified Site	None	1.01	2.16	0	N/A	City Centre	157	157	0	157	72.68519	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03508	Land at Douglas Road and Neepsend Lane	Central Area	Hillsborough Ward	Other Identified Site	None	0.18	0.7	0	N/A	Urban West	72	72	0	72	102.8571	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03509	Land at Stanley Street, Andrew street and Johnson Street	Central Area	City Ward	Other Identified Site	None	1.07	0.94	0	N/A	City Centre	327	327	0	327	347.8723	Brownfield	Not Available	Possible	Yes but with policy constraints	No



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S03510	Land off Penistone and Rutland Road	Central Area	City Ward	Other Identified Site	None	1.1	2.07	0	N/A	City Centre	201	201	0	201	97.10145	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03512	Land Adjacent To Shirecliffe House 108 Shirecliffe Lane Sheffield S3 9AE	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.17	0.16	0	N/A	East	8	0	0	8	50	Greenfield	Available now	Highly likely	Yes	No
S03513	129 Middlewood Road And 1-7 Leader Road Sheffield S6 4HB	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	North West	6	0	0	6	300	Brownfield	Available now	Highly likely	Yes	No
S03514	Carr Motors Ltd 318-328 Shalesmoor Sheffield S3 8UL	Central Area	City Ward	Planning Permission	Under Construction	0.06	0.06	0	N/A	City Centre	49	49	0	49	816.6667	Brownfield	Available now	Highly likely	Yes	No
S03515	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.22	0.2	0	N/A	North West	48	48	0	48	240	Greenfield	Available now	Highly likely	Yes	No
S03516	Land Adjacent 79 Olivers Mount Sheffield S9 4PA	Remaining Urban Area	Darnall Ward	Planning Permission	Construction Suspended	0.02	0.02	0	N/A	East	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S03517	Trevor Bacon Spink Hall Farm Spink Hall Lane Sheffield S36 1FL	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Completed	0.06	0.06	0	N/A	Stocksbridge and Deepcar	3	0	3	0	50	Brownfield	Available now	Highly likely	Yes	No
S03519	Land At Rear Of 70 Machon Bank Sandford Grove Road Sheffield S7 1RQ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No

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S035 23	Buildings at Snig Hill/Bank Street	Central Area	City Ward	Other Identified Site	None	0.07	0.07	0	N/A	City Centre	43	43	0	43	614.2857	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 24	Belgrave House and St Peter's House	Central Area	City Ward	Other Identified Site	None	0.2	0.2	0	N/A	City Centre	111	111	0	111	555	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 25	Sheffield Newspapers Ltd York Street Sheffield S1 1PU	Central Area	City Ward	Planning Permission	Completed	0.23	0.23	0	N/A	City Centre	86	0	86	0	373.9131	Brownfield	Available now	Highly likely	Yes	No
S035 26	Buildings at Sims Street/Lee Croft/Campo Lane	Central Area	City Ward	Other Identified Site	None	0.09	0.08	0	N/A	City Centre	32	32	0	32	400	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 27	Courtwood House	Central Area	City Ward	Other Identified Site	None	0.08	0.08	0	N/A	City Centre	50	50	0	50	625	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 28	Buildings at Bowdon Street/Milton Street Fitzwilliam Street	Central Area	City Ward	Other Identified Site	None	0.22	0.2	0	N/A	City Centre	151	151	0	151	755	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 29	Buildings at Wellington Street/Trafalgar Street	Central Area	City Ward	Other Identified Site	None	0.59	0.59	0	N/A	City Centre	290	290	0	290	491.5254	Brownfield	Available within next 5 years	Possible	Yes	No
S035 30	Buildings at Shoreham Street/Mary Street	Central Area	City Ward	Other Identified Site	None	0.54	0.54	0	N/A	City Centre	108	108	0	108	200	Brownfield	Not Available	Possible	Yes but with policy constraints	No

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S035 33	Buildings at Edward Street/Meadow street/Upper Allen Street	Central Area	Walkley Ward	Other Identified Site	None	0.28	0.25	0	N/A	City Centre	177	177	0	177	708	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 34	Hayes House	Central Area	Walkley Ward	Other Identified Site	None	0.19	0.18	0	N/A	City Centre	118	118	0	118	655.55	Brownfield	Not Available	Possible	Suitable within plan period	No
S035 35	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Central Area	City Ward	Other Identified Site	None	0.32	0.37	0	N/A	City Centre	93	93	0	93	251.35	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 36	Johnson & Allen Ltd Car Park Furnace Hill Sheffield S3 7AF	Central Area	City Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	City Centre	18	18	0	18	180	Brownfield	Available now	Highly likely	Yes	No
S035 37	Buildings and Land to the South of Gilbratar Street	Central Area	City Ward	Other Identified Site	None	0.13	0.1	0	N/A	City Centre	53	53	0	53	530	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 38	Buildings at Lambert Street/Scotland Street/Tenter Street	Central Area	City Ward	Other Identified Site	None	0.46	0.52	0	N/A	City Centre	271	271	0	271	521.15	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 39	Greenfield House	Central Area	City Ward	Other Identified Site	None	0.67	0.59	0	N/A	City Centre	168	168	0	168	284.74	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S035 40	Land and buildings at Lambert Street/West Bar	Central Area	City Ward	Other Identified Site	None	0.07	0.07	0	N/A	City Centre	30	30	0	30	428.57	Brownfield	Not Available	Possible	Yes but with policy constraints	No

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S03541	Land and buildings to the East of Cupola	Central Area	City Ward	Other Identified Site	None	0.11	0.19	0	N/A	City Centre	42	42	0	42	221.0526	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03542	Land and buildings off Gibraltar Street/Moorfields	Central Area	City Ward	Other Identified Site	None	0.13	0.15	0	N/A	City Centre	49	49	0	49	326.6667	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03543	Land to the East of Copper Street	Central Area	City Ward	Other Identified Site	None	0.08	0.07	0	N/A	City Centre	55	55	0	55	785.7143	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03544	Land to the South of Furnace Hill	Central Area	City Ward	Other Identified Site	None	0.11	0.1	0	N/A	City Centre	56	56	0	56	560	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03545	Land/garages Between 127 And 129 Sandford Grove Road Sheffield S7 1RS	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South West	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S03546	Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	North West	14	14	0	14	175	Brownfield	Available now	Highly likely	Yes	No
S03547	Land To Rear Of 212-214 Middlewood Road Sheffield S6 1TE	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	North West	4	0	0	4	57.14286	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03548	30 Meadow View Road Sheffield S8 7TP	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Under Construction	0.05	0.05	0	N/A	South	2	0	0	2	40	Brownfield	Available now	Highly likely	Yes	No

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S03550	Flat Over 428 Ecclesall Road Sheffield S11 8PX	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03551	Townend Farm Townend Lane Sheffield S36 2TS	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.07	0.04	0	N/A	Stocksbridge and Deepcar	1	0	0	1	25	Brownfield	Available now	Highly likely	Yes	No
S03552	Vincent House 149-151 Solly Street Sheffield S1 4BB	Central Area	City Ward	Planning Permission	Completed	0.08	0.08	0	N/A	City Centre	68	0	68	0	850	Brownfield	Available now	Highly likely	Yes	No
S03555	MAQUINA Photography 11 Penistone Road Grenoside Sheffield S35 8QH	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Chapelton & Ecclesfield	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03558	Fashion Ways 621 Greenland Road Sheffield S9 5HH	Remaining Urban Area	Darnall Ward	Planning Permission	Under Construction	0.03	0.27	0	N/A	East	2	0	0	2	7.407407	Brownfield	Available now	Highly likely	Yes	No
S03560	28 Bailey Street Sheffield S1 4EH	Central Area	City Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	City Centre	10	10	0	10	1000	Brownfield	Available now	Possible	Yes	No
S03561	Jesters 667 Ecclesall Road Sheffield S11 8PT	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No
S03562	Garage Site At Rear Of 30 To 48 Stannage Rise Sheffield S12 4SB	Remaining Urban Area	Birley Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	South East	2	0	0	2	25	Brownfield	Available now	Highly likely	Yes	No

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S03563	Curtilage Of 153 Sheffield Road Woodhouse Sheffield S13 7ES	Remaining Urban Area	Woodhouse Ward	Planning Permission	Completed	0.01	0.01	0	N/A	South East	1	0	1	0	100	Greenfield	Available now	Highly likely	Yes	No
S03565	Land and buildings adjacent to Chippingham Street and Sheffield and Tinsley Canal	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.53	4.22	0	N/A	East	16	16	0	16	4	Brownfield	Not Available	Possible	Suitable within plan period	No
S03568	660-692 Attercliffe Road/12-16 Brinsworth Street	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.35	0.53	0	N/A	East	11	11	0	11	20.75472	Brownfield	Not Available	Possible	Suitable within plan period	No
S03569	Land at Baltic Road/Shirland Lane	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.18	0.17	0	N/A	East	43	43	0	43	252.9412	Brownfield	Not Available	Possible	Suitable within plan period	No
S03570	620-636 Attercliffe Road	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.24	0.24	0	N/A	East	50	50	0	50	208.3333	Greenfield/Brownfield	Not Available	Possible	Suitable within plan period	No
S03571	Works at Allende Way	Remaining Urban Area	Darnall Ward	Other Identified Site	None	4.97	3.94	0	N/A	East	220	220	0	220	55.78231	Brownfield	Not Available	Possible	Suitable within plan period	No
S03572	Buildings at Langsett Road/Cuthbert Bank Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.13	0.21	0	N/A	North West	65	65	0	65	309.5238	Brownfield	Not Available	Possible	Suitable within plan period	No
S03573	Cuthbert Bank Hotel	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03575	Buildings at Balaclava Road/Barrack Lane/Penistone Road	Central Area	Hillsborough Ward	Other Identified Site	None	0.34	0.34	0	N/A	Urban West	108	108	0	108	317.6471	Brownfield	Not Available	Possible	Yes but with policy	No

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																			constraints	
S03576	Buildings at Infirmary Road/Balacava Road/Penistone Road	Central Area	Hillsborough Ward	Other Identified Site	None	0.54	0.54	0	N/A	Urban West	192	192	0	192	355.555	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03577	Building and land at Gilpin Street S6 3BL	Central Area	Hillsborough Ward	Other Identified Site	None	1.01	0.87	0	N/A	Urban West	464	464	0	464	533	Brownfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes
S03578	2 Lock Street, Sheffield S6 3BJ	Central Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.15	0.15	0	N/A	Urban West	61	61	0	61	406.6667	Brownfield	Available now	Highly likely	Yes	No
S03582	88-124 Infirmary Road	Central Area	Hillsborough Ward	Other Identified Site	None	0.27	0.26	0	N/A	City Centre	85	85	0	85	326.9231	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03583	Depot at Infirmary Road/Bedford Street	Central Area	Hillsborough Ward	Other Identified Site	None	0.32	0.3	0	N/A	City Centre	128	128	0	128	426.6667	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03584	Land at Montgomery Terrace Road/Penistone Road	Central Area	Walkley Ward	Other Identified Site	None	0.1	0.1	0	N/A	City Centre	85	85	0	85	850	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03585	Land at Whitehouse Lane/Burgonye Road	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.14	0.13	0	N/A	North West	9	0	0	9	69.23077	Brownfield	Not Available	Possible	Suitable within plan period	No

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S03586	Kingdom Hall, Ash Street Walkley	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.27	0.26	0	N/A	North West	92	92	0	92	353.8462	Brownfield	Not Available	Possible	Suitable within plan period	No
S03587	Buildings at Langsett Road Sheffield S6 2UF	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.2	0.09	0	N/A	North West	67	67	0	67	744.4445	Brownfield	Not Available	Possible	Suitable within plan period	No
S03588	Land and buildings at Penistone Road North/Wardsend Road North	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.61	0.63	0	N/A	North West	97	97	0	97	153.9682	Brownfield	Not Available	Possible	Suitable within plan period	No
S03589	Works at Wardsend Road North	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.8	0.71	0	N/A	North West	30	30	0	30	42.25352	Brownfield	Not Available	Possible	Suitable within plan period	No
S03590	Land to the North West of Wardsend Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	0.74	0.66	0	N/A	North West	26	26	0	26	40	Greenfield/Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S03592	Buildings at Egerton Lane	Central Area	City Ward	Other Identified Site	None	0.14	0.4	0	N/A	City Centre	49	49	0	49	122.5	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03593	B Braun, 43 Allen Street, Sheffield S3 7AW	Central Area	City Ward	Planning Permission	Outline Permission	0.18	0.18	0	N/A	City Centre	41	41	0	41	227.7778	Brownfield	Available now	Possible	Yes	No
S03594	Buildings at Rutland Street/Botsford Street/Rugby Street	Central Area	Burngreave Ward	Other Identified Site	None	2.81	2.81	0	N/A	City Centre	395	395	0	395	141	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03596	Works at Netherthorpe Road/Craven Street	Central Area	Walkley Ward	Other Identified Site	None	0.12	1.71	0	N/A	City Centre	88	88	0	88	51.46199	Brownfield	Not Available	Possible	Yes but with policy	No



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																			constrai nts	
S035 97	11 Broomfield Road Broomhill Sheffield S10 2SE	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 4	0.1 3	0	N/A	Urban West	5	0	0	5	38.4 615 4	Brownfield	Availa ble now	Highly likely	Yes	No
S035 98	Buildings at Queen Street/North Church Street	Central Area	City Ward	Other Identifie d Site	None	0.1	0.0 9	0	N/A	City Centre	39	39	0	39	433. 333 3	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S035 99	Car Park at Eldon Street	Central Area	City Ward	Other Identifie d Site	None	0.1 6	0.1 6	0	N/A	City Centre	26	26	0	26	162. 5	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S036 00	Land and buildings at Hereford Street	Central Area	City Ward	Other Identifie d Site	None	0.1 9	0.1 9	0	N/A	Urban West	291	291	0	29 1	153 1.57 9	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S036 02	2 Flora Street	Central Area	Hillsboro ugh Ward	Other Identifie d Site	None	0.0 3	0.0 3	0	N/A	Urban West	11	11	0	11	366. 666 7	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No
S036 03	Former Foxwood, Ridgeway Road - greenfield site	Remain ing Urban Area	Richmon d Ward	Other Identifie d Site	None	0.4 3	0.4 3	0	N/A	South East	20	20	0	20	46.5 116 3	Greenfield	Availa ble after year 5	Possibl e	Yes	No
S036 04	48-52 Langsett Road	Central Area	Hillsboro ugh Ward	Other Identifie d Site	None	0.0 4	0.0 4	0	N/A	Urban West	12	12	0	12	300	Brownfield	Not Availa ble	Possibl e	Yes but with policy constrai nts	No

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S03605	300-310 Shalesmoor	Central Area	City Ward	Other Identified Site	None	0.09	0.08	0	N/A	City Centre	38	38	0	38	475	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03606	Carpark at Junction with Shalesmoor Ebenezer Street	Central Area	City Ward	Other Identified Site	None	0.07	0.02	0	N/A	City Centre	24	24	0	24	1200	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S03607	Land and buildings at Acom Street/South Parade/Ebenezer Street	Central Area	City Ward	Other Identified Site	None	0.1	0.1	0	N/A	City Centre	44	44	0	44	440	Brownfield	Not Available	Possible	Suitable within plan period	No
S03608	Buildings at South Parade/Bowling Green Street/Ward Street	Central Area	City Ward	Other Identified Site	None	0.16	0.17	0	N/A	City Centre	41	41	0	41	241.1765	Brownfield	Not Available	Possible	Suitable within plan period	No
S03610	29-35 Roundell Street	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.21	0.14	0	N/A	East	30	30	0	30	214.2857	Brownfield	Not Available	Possible	Suitable within plan period	No
S03611	Building at Staniforth Road/ Palmer Street/ Roundel Street	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.31	0.3	0	N/A	East	79	79	0	79	263.3333	Brownfield	Not Available	Possible	Suitable within plan period	No
S03612	Land Adjacent No 42 Abbey View Road Sheffield S8 8RE	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	0.11	0.1	0	N/A	South	5	0	0	5	50	Greenfield	Available now	Highly likely	Yes	No
S03613	Tubby's Cafe 91 - 93 Middlewood Road Sheffield S6 4GX	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	North West	2	0	0	2	100	Brownfield	Available now	Highly likely	Yes	No

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S03614	Aviva Health UK Limited Heritage House Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Central Area	Walkley Ward	Planning Permission	Completed	0.31	0.31	0	N/A	Urban West	55	0	55	0	177.4194	Brownfield	Available now	Highly likely	Yes	No
S03616	Land Opposite 29 Ford Road Sheffield S11 7GZ	Remaining Urban Area	Ecclesall Ward	Planning Permission	Completed	0.04	0.04	0	N/A	South West	2	0	2	0	50	Greenfield	Available now	Highly likely	Yes	No
S03617	Flat Over 69 And 71 Burngreave Road Sheffield S3 9DF	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	East	4	0	0	4	100	Brownfield	Available now	Highly likely	Yes	No
S03628	9 Eccles Street Sheffield S9 1LN	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	North East	2	0	0	2	66.6666	Brownfield	Available now	Highly likely	Yes	No
S03631	Within The Curtilage Of 31 Broomfield Lane Sheffield S36 2AQ	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Outline Permission	0.04	0.04	0	N/A	Stocksbridge and Deepcar	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03632	Land Between Junction With Gleadless Road And No 4 Northcote Road Sheffield S2 3AU	Remaining Urban Area	Gleadless Valley Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	6	0	0	6	200	Greenfield	Available now	Highly likely	Yes	No
S03636	H And C Electrical 298 South Road Walkley Sheffield S6 3TE	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	Urban West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03637	Land Adjacent And To The Rear Of 266 Bellhouse Road Sheffield S5 6HT	Remaining Urban Area	Firth Park Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	North East	2	0	0	2		Greenfield	Available now	Highly likely	Yes	No

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S03638	Leviten Thompson And Co 19 - 21 Wicker Sheffield S3 8HS	Central Area	City Ward	Planning Permission	Full Permission but not started	0.04	0.03	0	N/A	City Centre	5	0	0	5	166.6667	Brownfield	Available now	Possible	Yes	No
S03639	Old Hall Farm, Barns 1 And 2, Brightholmlee Lane, Sheffield	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.98	0.11	0	N/A	Peak District Fringe	6	0	0	6	54.54546	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03640	The Roundhouse, Heritage Park, 55 Albert Terrace Road, Sheffield, S6 3BR	Central Area	Walkley Ward	Planning Permission	Completed	0.12	0.1	0	N/A	Urban West	7	0	7	0	70	Brownfield	Available now	Highly likely	Yes	No
S03641	Barn 100 Metres Southwest Of No 29 Overcroft Rise Sheffield S17 4AX	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03642	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Central Area	City Ward	Planning Permission	Under Construction	0.05	0.05	0	N/A	City Centre	43	43	0	43	860	Brownfield	Available now	Highly likely	Yes	No
S03643	Sheffield Aquatics 326 - 328 Langsett Road Sheffield S6 2UF	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	North West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03644	Park Hill (Phase 2)	Central Area	Manor Castle Ward	Planning Permission	Under Construction	1.62	1.44	0	N/A	City Centre	199	199	0	199	138.1944	Brownfield	Available now	Highly likely	Yes	No
S03646	Curtilage Of BOC Ltd, Rother Valley Way	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	1.46	0	1.31	Good	South East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No

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S03649	Handsworth Working Mens Club And Institute 445 Handsworth Road Sheffield S13 9DD	Remaining Urban Area	Woodhouse Ward	Planning Permission	Under Construction	0.19	0.19	0	N/A	South East	27	27	0	27	142.1053	Brownfield	Available now	Highly likely	Yes	No
S03650	Curtilage Of 2 Damasel Close Sheffield S35 0EJ	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Rural Upper Don Valley	1	0	0	1	16.6667	Greenfield	Available now	Highly likely	Yes	No
S03651	Koh-I-Noor 386 Handsworth Road Sheffield S13 9BY	Remaining Urban Area	Richmond Ward	Planning Permission	Outline Permission	0.13	0.13	0	N/A	South East	12	12	0	12	92.30769	Brownfield	Available now	Possible	Yes	No
S03652	Pyramid Carpets 709 Chesterfield Road Sheffield S8 0SL	Remaining Urban Area	Graves Park Ward	Planning Permission	Under Construction	0.19	0.19	0	N/A	South	17	17	0	17	73.68421	Brownfield	Available now	Highly likely	Yes	No
S03653	Land Adjacent 4 Endcliffe Grove Avenue Sheffield	Remaining Urban Area	Fulwood Ward	Planning Permission	Completed	0.08	0.08	0	N/A	Urban West	1	0	1	0	12.5	Greenfield	Available now	Highly likely	Yes	No
S03654	Within The Curtilage Of 200 Abbey Lane Sheffield S8 0BU	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	South	2	0	0	2	22.2222	Greenfield	Available now	Highly likely	Yes	No
S03655	Parkhead House 26 Carver Street Sheffield S1 4FS	Central Area	City Ward	Planning Permission	Full Permission but not started	0.14	0.14	0	N/A	City Centre	23	23	0	23	164.2857	Brownfield	Available now	Highly likely	Yes	No
S03656	Land Between James Walton Court And Station Road James Walton Court Sheffield S20 3GY	Remaining Urban Area	Mosborough Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	South East	1	0	0	1	20	Greenfield	Available now	Highly likely	Yes	No

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S03657	Wilkinson Street Physiotherapy 81 Wilkinson Street Sheffield S10 2GJ	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Urban West	2	0	0	2	40	Brownfield	Available now	Highly likely	Yes	No
S03659	HSBC Station Road Chapelton Sheffield S35 2XE	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	Chapelton & Ecclesfield	4	0	3	1	200	Brownfield	Available now	Highly likely	Yes	No
S03662	Site Of Former 132 To 180 Berners Road Sheffield S2 2BU	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Under Construction	0.41	0.41	0	N/A	Manor Arbourthorne Gleadles	18	18	0	18	43.90244	Brownfield	Available now	Highly likely	Yes	No
S03663	Communication House Vauxhall Road Sheffield S9 1LD	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Full Permission but not started	0.1	0.09	0	N/A	North East	6	0	0	6	66.66666	Brownfield	Available now	Highly likely	Yes	No
S03664	Store B At Rear Of 97 To 101 Ecclesall Road South Sheffield S11 9PH	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.01	0.08	0	N/A	South West	1	0	0	1	12.5	Brownfield	Available now	Highly likely	Yes	No
S03665	97 Page Hall Road Sheffield S4 8GU	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	East	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03666	Car World Yorkshire Site Of 164 To 176 London Road Sheffield S2 4LT	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Urban West	13	13	0	13	260	Brownfield	Available now	Highly likely	Yes	No
S03677	Banner Cross Methodist Church 12 Ecclesall Road South Sheffield S11 9PE	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.26	0.25	0	N/A	South West	3	0	0	3	12	Brownfield	Available now	Highly likely	Yes	No

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S03679	Land Adj 409 Stannington Road Sheffield S6 5QN	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Peak District Fringe	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03680	Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.62	0.62	0	N/A	South West	14	14	0	14	22.58064	Greenfield	Available now	Possible	Yes	No
S03681	Land Between 534 And 546 Abbeydale Road Sheffield S7 1TD	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Completed	0.07	0.07	0	N/A	Urban West	10	0	10	0	142.8571	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03682	Land To Rear Of 5 Acorn Hill Greaves Lane Sheffield S6 6AW	Remaining Urban Area	Stannington Ward	Planning Permission	Under Construction	0.12	0.12	0	N/A	North West	2	0	0	2	8.33333	Greenfield	Available now	Highly likely	Yes	No
S03683	570 Barnsley Road Sheffield S5 6UA	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	East	5	0	0	5	125	Brownfield	Available now	Highly likely	Yes	No
S03685	3 And 4 Carr Houses Mayfield Road Sheffield S10 4PR	Green Belt	Fulwood Ward	Planning Permission	Completed	0.03	0.03	0	N/A	Peak District Fringe	1	0	1	0	33.3333	Brownfield	Available now	Highly likely	Yes	No
S03686	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Remaining Urban Area	Stannington Ward	Planning Permission	Under Construction	1.29	1.29	0	N/A	Peak District Fringe	19	15	4	15	14.72868	Greenfield	Available now	Highly likely	Yes	No
S03687	Land and Buildings off Brinsworth Street	Remaining Urban Area	Darnall Ward	Other Identified Site	None	0.16	0.17	0	N/A	East	15	15	0	15	88.23529	Brownfield	Not Available	Possible	Suitable within plan period	No
S03688	Site of 132-136 Infirmary Road	Central Area	Hillsborough Ward	Other Identified Site	None	0.02	0.02	0	N/A	City Centre	14	14	0	14	700	Brownfield	Not Available	Possible	Yes but with policy	No

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																			constraints	
S036 89	Buildings at Wardsend Road	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	1.94	1.71	0	N/A	North East	89	89	0	89	52.04678	Brownfield	Not Available	Possible	Suitable within plan period	No
S036 90	Sytner Sheffield Ltd Hollis Croft And Broad Lane City Centre Sheffield S1 4BU	Central Area	City Ward	Planning Permission	Full Permission but not started	0.42	0.41	0	N/A	City Centre	444	444	0	444	1082	Brownfield	Available now	Highly likely	Yes	No
S036 91	Works at 25-31 Allen Street	Central Area	City Ward	Other Identified Site	None	0.07	0.06	0	N/A	City Centre	32	32	0	32	533.3333	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S036 92	32 Fitzwilliam Street S1 4JP	Central Area	City Ward	Other Identified Site	None	0.05	0.05	0	N/A	City Centre	41	41	0	41	820	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S036 93	Curtilage Of Hillcrest 26 Beighton Road Hackenthorpe Sheffield S12 4LP	Remaining Urban Area	Beighton Ward	Planning Permission	Outline Permission	0.22	0.2	0	N/A	South East	4	0	0	4	20	Greenfield	Available now	Highly likely	Yes	No
S036 94	Rawson Bathrooms 666 Abbeydale Road Sheffield S7 2BB	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	South West	3	0	0	3	60	Brownfield	Available now	Highly likely	Yes	No
S036 95	Land Between 226 And 256 City Road Sheffield S2 5HP	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.04	0.03	0	N/A	Manor Arbourthorne Gleadles	4	0	0	4	133.3333	Greenfield	Available now	Highly likely	Yes	No



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S03696	A A Design LTD Unit 2 Aizlewood Road Sheffield S8 0YX	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Urban West	5	0	0	5	125	Brownfield	Available now	Highly likely	Yes	No
S03697	287 Springwood Lane Sheffield S35 4JP (Springwood Gardens)	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Under Construction	0.55	0.5	0	N/A	Chapelton & Ecclesfield	14	7	7	7	28	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03698	Curtilage Of Clevedon House 68 Ranmoor Road Sheffield S10 3HJ	Remaining Urban Area	Fulwood Ward	Planning Permission	Completed	0.11	0.1	0	N/A	South West	1	0	1	0	10	Greenfield	Available now	Highly likely	Yes	No
S03699	348A Ecclesall Road South Sheffield S11 9PU	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	South West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03700	Vestry Hall 80 Crookesmoor Road Sheffield S6 3FR	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	3	0	0	3		Brownfield	Available now	Highly likely	Yes	No
S03701	Waggon And Horses 236 Gleadless Road Sheffield S2 3AF	Remaining Urban Area	Gleadless Valley Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Urban West	11	11	0	11	220	Brownfield	Available now	Highly likely	Yes	No
S03702	104 Abbeydale Road Sheffield S7 1FF	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.01	0.08	0	N/A	Urban West	2	0	0	2	25	Brownfield	Available now	Highly likely	Yes	No
S03703	354 Bluebell Road Sheffield S5 6BS	Remaining Urban Area	Firth Park Ward	Planning Permission	Full Permission but not started	0.04	0.03	0	N/A	North East	2	0	0	2	66.6666	Brownfield	Available now	Highly likely	Yes	No

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S03704	Within The Curtilage Of 74 Crimicar Lane Sheffield S10 4FB	Remaining Urban Area	Fulwood Ward	Planning Permission	Completed	0.03	0.02	0	N/A	South West	1	0	1	0	50	Greenfield	Available now	Highly likely	Yes	No
S03705	Headlines Elite Fourth And Firth Floor Offices 54 - 56 Fargate Sheffield S1 2HE	Central Area	City Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	City Centre	2	0	0	2		Brownfield	Available now	Possible	Yes	No
S03706	6-8 Blonk Street (I Quarter) Sheffield S3 8BG	Central Area	City Ward	Planning Permission	Completed	0.03	0.03	0	N/A	City Centre	4	0	4	0	133.3333	Brownfield	Available now	Possible	Yes	No
S03708	Moor Farm Cottage 12 Mosborough Moor Sheffield S20 5AY	Remaining Urban Area	Mosborough Ward	Planning Permission	Outline Permission	0.09	0.09	0	N/A	South East	2	0	0	2	22.2222	Brownfield	Available now	Highly likely	Yes	No
S03710	South Yorkshire Probation Service 365 Southey Green Road Sheffield S5 7QE	Remaining Urban Area	Firth Park Ward	Planning Permission	Under Construction	0.1	0.1	0	N/A	North East	7	0	0	7	70	Brownfield	Available now	Highly likely	Yes	No
S03712	AutoMoney 253 Halifax Road Wadsley Bridge Sheffield S6 1AD	Remaining Urban Area	Southey Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North East	1	0	0	1	25	Brownfield	Available now	Highly likely	Yes	No
S03715	Vijay Bhavn Cottage Lane Sheffield S11 7TH	Green Belt	Fulwood Ward	Planning Permission	Under Construction	0.47	0.47	0	N/A	South West	3	0	2	1		Brownfield	Available now	Highly likely	Yes	No
S03716	33 Cockshutts Lane Sheffield S35 0FX	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.15	0.15	0	N/A	Peak District Fringe	3	0	0	3	20	Greenfield/Brownfield	Available within next 5 years	Highly likely	Yes	No
S03717	111 Uppertorpe Road Sheffield S6 3EA	Remaining	Walkley Ward	Planning	Completed	0.02	0.02	0	N/A	Urban West	2	0	2	0	100	Brownfield	Available now	Highly likely	Yes	No

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		Urban Area		Permission																
S03718	24 Ryegate Road Sheffield S10 5FA	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.15	0.15	0	N/A	Urban West	1	0	0	1	6.666667	Brownfield	Available now	Highly likely	Yes	No
S03719	Land Adjacent To 77 Daniel Hill Mews Sheffield S6 3JJ	Remaining Urban Area	Walkley Ward	Planning Permission	Completed	0.01	0.01	0	N/A	Urban West	1	0	1	0	100	Greenfield	Available now	Highly likely	Yes	No
S03720	Midhurst Road Residential Home 21 Midhurst Road Sheffield S6 1EY	Remaining Urban Area	Southey Ward	Planning Permission	Under Construction	0.43	0.43	0	N/A	North East	6	0	0	6		Brownfield	Available now	Highly likely	Yes	No
S03721	Ebenezer Chapel South Road Walkley Sheffield S6 3TD	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	Urban West	8	0	2	6	200	Brownfield	Available now	Highly likely	Yes	No
S03722	Site Of 166 Manchester Road Stocksbridge Sheffield S36 2RE	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Stocksbridge and Deepcar	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03723	Garage Site Adjacent 4 Langsett Avenue Sheffield S6 4AA	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	North West	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03724	Curtilage Of 29 Florence Road Sheffield S8 0GE	Remaining Urban Area	Graves Park Ward	Planning Permission	Completed	0.04	0.04	0	N/A	South	2	0	2	0		Greenfield	Available now	Highly likely	Yes	No
S03725	90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	Central Area	City Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	City Centre	13	13	0	13	433.3333	Brownfield	Available now	Highly likely	Yes	No

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S03727	Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.75	0.16	0	N/A	South	10	10	0	10	62.5	Brownfield	Available now	Highly likely	Yes	No
S03728	187 Whitham Road Sheffield S10 2SN	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	2	0	0	2	100	Greenfield	Available now	Highly likely	Yes	No
S03729	Crescent House Day Nursery 64 Crescent Road Sheffield S7 1HN	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.06	0.05	0	N/A	Urban West	1	0	0	1	20	Brownfield	Available now	Highly likely	Yes	No
S03731	Imran's Diner 60 - 62 Wicker Sheffield S3 8JD	Central Area	City Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	City Centre	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03732	Old Wheel Farm Rowell Lane Sheffield S6 6SH	Green Belt	Stannington Ward	Planning Permission	Under Construction	0.1	0.02	0	N/A	Peak District Fringe	2	0	1	1	100	Brownfield	Available now	Highly likely	Yes	No
S03733	Curtilage Of 26 Rangeley Road Sheffield S6 5DW	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03734	59 Daniel Hill Mews Sheffield S6 3JJ	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	Urban West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03735	Within The Curtilage Of 109 Hallam Grange Rise Sheffield S10 4BE	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.03	0.02	0	N/A	South West	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No

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S03736	Land Adjacent 5 Stradbroke Way Sheffield S13 8SJ	Remaining Urban Area	Richmond Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	South East	1	0	0	1	20	Greenfield	Available now	Highly likely	Yes	No
S03738	Land At Former Dial House Club 72 Far Lane Sheffield S6 4FF	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.2	0.2	0	N/A	North West	7	0	0	7	35	Brownfield	Available now	Highly likely	Yes	No
S03739	Chiropody Surgery 203 Crookes Valley Road Sheffield S10 1BA	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.01	0.06	0	N/A	Urban West	1	0	0	1	16.66667	Brownfield	Available now	Highly likely	Yes	No
S03740	5 Acorn Hill Sheffield S6 6AW	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.07	0.06	0	N/A	North West	1	0	0	1	16.66667	Brownfield	Available now	Highly likely	Yes	No
S03741	50 High Street City Centre Sheffield S1 1QH	Central Area	City Ward	Planning Permission	Full Permission but not started	0.27	0.2	0	N/A	City Centre	101	101	0	101	505	Brownfield	Available now	Highly likely	Yes	No
S03743	Within The Curtilage Of 1 And 3 Bradway Road Sheffield S17 4QQ	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	South West	1	0	0	1	33.33333	Greenfield	Available now	Highly likely	Yes	No
S03744	T Bond Bakery 349 Handsworth Road Sheffield S13 9BP	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South East	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03747	277 Shiregreen Lane Sheffield S5 6AE	Remaining Urban Area	Firth Park Ward	Planning Permission	Completed	0.04	0.03	0	N/A	North East	2	0	2	0	66.66666	Brownfield	Available now	Highly likely	Yes	No

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S03748	323 Newman Road Sheffield S9 1LW	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	North East	2	0	0	2	66.6666	Brownfield	Available now	Highly likely	Yes	No
S03749	2 Lismore Road Sheffield S8 9JD	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	Urban West	1	0	0	1	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03751	Land Between 94 And 98 Wheel Lane Grenoside Sheffield S35 8RN	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.22	0.22	0	N/A	Chapelton & Ecclesfield	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03755	181 School Road Crookes Sheffield S10 1G	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Completed	0.02	0.02	0	N/A	Urban West	2	0	2	0		Brownfield	Available now	Highly likely	Yes	No
S03756	29-33 Nursery Street	Central Area	City Ward	Other Identified Site	None	0.06	0.05	0	N/A	City Centre	28	28	0	28	560	Brownfield	Available after year 5	Possible	Yes	No
S03757	Conquest/Waverley House, Joiner Street & Wicker Lane	Central Area	City Ward	Other Identified Site	None	0.14	0.04	0.14	Average	City Centre	70	70	0	70	1750	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03759	Land and Building Adjacent Slackfields Farm, Slackfields Lane, Sheffield S35 0DU	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	Rural Upper Don Valley	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03760	Curtilage of 47 Glenalmond Road, Sheffield S11 7GX	Remaining Urban Area	Ecclesall Ward	Planning Permission	Completed	0.04	0.04	0	N/A	South West	1	0	1	0	25	Greenfield	Available now	Highly likely	Yes	No
S03761	Aizlewood Mill Car Park	Central Area	City Ward	Other Identified Site	None	0.4	0.4	0	N/A	City Centre	120	0	0	120	300	Brownfield	Not Available	Not achievable	Yes but with	No

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																			existing uses	
S03762	3 West Bar Sheffield S3 8P	Central Area	City Ward	Planning Permission	Completed	0.05	0.05	0	N/A	City Centre	54	0	54	0	1080	Brownfield	Available now	Highly likely	Yes	No
S03763	Land at Willey Street/Cutlers Gate	Central Area	City Ward	Other Identified Site	None	0.24	0.19	0	N/A	City Centre	94	94	0	94	494.7368	Brownfield	Available after year 5	Possible	Yes	No
S03765	AMRC Campus, Land to the north west of Europa Link	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	10.04	0	10	Very Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03768	Newhall Road Business Park	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	2.42	0	2.34	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03769	Pennine Foods Ltd, Drake House Crescent	Remaining Urban Area	Beighton Ward	Planning Permission	Full Permission but not started	0.42	0	0.25	Good	South East	N/A	N/A	N/A	N/A	N/A	Brownfield	N/A	N/A	N/A	No
S03771	Garages Adjacent 82 Montrose Road Sheffield S7 2EF	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	South West	1	0	0	1	33.3333	Brownfield	Available now	Highly likely	Yes	No
S03772	34 Tannery Street Sheffield S13 7JW	Remaining Urban Area	Woodhouse Ward	Planning Permission	Outline Permission	0.08	0.08	0	N/A	South East	2	0	0	2		Brownfield	Available within next 5 years	Highly likely	Yes	No

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S03773	Curtilage Of 48 Stumperlowe Park Road Sheffield S10 3QP	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.19	0.19	0	N/A	South West	1	0	0	1	5.263158	Greenfield	Available now	Highly likely	Yes	No
S03774	Hole House Farm 239 Whitley Lane Sheffield S35 8RP	Green Belt	East Ecclesfield Ward	Planning Permission	Full Permission but not started	0.36	0.3	0	N/A	Chapelton & Ecclesfield	1	0	0	1	3.333333	Greenfield	Available now	Highly likely	Yes	No
S03775	250 Thompson Hill Sheffield S35 4JW	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.2	0.2	0	N/A	Chapelton & Ecclesfield	9	0	0	9	55	Brownfield	Available now	Highly likely	Yes	No
S03777	Flat At Rear Of 946 Ecclesall Road Sheffield S11 8TR	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.01	0.08	0	N/A	South West	2	0	0	2	25	Brownfield	Available now	Highly likely	Yes	No
S03779	Steel City Marketing Ltd Allen Street Sheffield S3 7AW	Central Area	City Ward	Planning Permission	Under Construction	0.17	0.16	0	N/A	City Centre	288	288	0	288	1806.25	Brownfield	Available now	Highly likely	Yes	No
S03780	102 Hunter House Road Sheffield S11 8TY	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.02	0.01	0	N/A	Urban West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No
S03781	Curtilage Of Hallam Grange 1 Hallam Grange Rise Sheffield S10 4BE	Remaining Urban Area	Fulwood Ward	Planning Permission	Completed	0.08	0.08	0	N/A	South West	3	0	3	0	37.5	Brownfield	Available now	Highly likely	Yes	No



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S03782	8-10 Manchester Road Stocksbridge Sheffield S36 2RD	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.05	0.04	0	N/A	Stocksbridge and Deepcar	8	0	0	8	200	Brownfield	Available now	Highly likely	Yes	No
S03783	Site Of Garages On Orgreave Lane Behind 1 Retford Road  Sheffield S13 9NF	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	South East	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03784	Sheffield Dragons College Of Martial Arts 36 - 38 Market Square Sheffield S13 7JX	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	South East	27	27	0	27	450	Brownfield	Available now	Highly likely	Yes	No
S03785	Castle House Lady's Bridge Sheffield S3 8HT	Central Area	City Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	City Centre	24	24	0	24	342.8571	Brownfield	Available now	Highly likely	Yes	No
S03786	Croft Acres 15 Hibberd Road Sheffield S6 4RE	Remaining Urban Area	Hillsborough Ward	Planning Permission	Under Construction	0.13	0.13	0	N/A	North West	12	2	10	2		Brownfield	Available now	Highly likely	Yes	No
S03787	145 Cobden View Road Sheffield S10 1HT	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03788	Land Adjacent 62 Derbyshire Lane Sheffield S8 9EL	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03789	The Bungalow 3 Dover Street Sheffield S3 7JEE	Remaining	Walkley Ward	Planning	Under Construction	0.06	0.06	0	N/A	Urban West	2	0	0	2	33.3333	Brownfield	Available now	Highly likely	Yes	No

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		Urban Area		Permission																
S03790	Within The Curtilage Of 2 Linden Crescent Sheffield S36 1DF	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Stocksbridge and Deepcar	1	0	0	1	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03791	Land To The Rear Of 279 To 285 South Road Walkley Sheffield S6 3TA	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Urban West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03792	Bison Lock And Door Co Ltd 58 - 60 Infirmary Road Sheffield S6 3DD	Central Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	City Centre	6	0	0	6	300	Brownfield	Available now	Highly likely	Yes	No
S03793	Bailey Street Garage 39 Bailey Street Sheffield S1 4EH	Central Area	City Ward	Planning Permission	Completed	0.15	0.15	0	N/A	City Centre	92	0	92	0	613.3333	Brownfield	Available now	Highly likely	Yes	No
S03795	3 Chorley Road Sheffield S10 3RJ	Remaining Urban Area	Fulwood Ward	Planning Permission	Completed	0.22	0.22	0	N/A	South West	1	0	1	0		Brownfield	Available now	Highly likely	Yes	No
S03797	6 Woodholm Road Sheffield S11 9HT	Remaining Urban Area	Ecclesall Ward	Planning Permission	Completed	0.06	0.06	0	N/A	South West	1	0	1	0	16.6667	Brownfield	Available now	Highly likely	Yes	No
S03798	Lower Butterthwaite Farm 125 Butterthwaite Lane Sheffield S35 9WA	Green Belt	East Ecclesfield Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Chapelton & Ecclesfield	1	0	0	1	12.5	Greenfield	Available now	Highly likely	Yes	No

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S03799	Land Adjacent 76 Osborne Road Sheffield S11 9AZ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	Urban West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03800	10 Fairbairn Road Sheffield S65PP "	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.11	0.1	0	N/A	Peak District Fringe	4	0	0	4	40	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03801	The Gate House New Hall Farm New Hall Lane Sheffield S36 4AE	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.08	0.07	0	N/A	Stocksbridge and Deepcar	1	0	0	1	14.28571	Greenfield	Available now	Highly likely	Yes	No
S03803	University Of Sheffield 285 Glossop Road Sheffield S10 2HB	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Completed	0.08	0.08	0	N/A	Urban West	9	0	9	0	112.5	Brownfield	Available now	Highly likely	Yes	No
S03805	Wigley Farm Ringinglow Road Sheffield S11 7TD	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03806	Curtilage Of Croft House 9 Nook End Sheffield S6 6AR	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North West	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S03807	Land Between 5 And 15 Wellington Road Sheffield S6 5PE	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	North West	2	0	0	2	33.3333	Greenfield	Available now	Highly likely	Yes	No
S03808	Land Between 171 And 173 Cross Hill Sheffield S35 9WS	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	North East	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No

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S03809	61 Whiteley Wood Road Sheffield S11 7FF	Green Belt	Fulwood Ward	Planning Permission	Full Permission but not started	0.24	0.24	0	N/A	South West	1	0	0	1	4.166667	Brownfield	Available now	Highly likely	Yes	No
S03810	6 Campo Lane Sheffield S1 2EF	Central Area	City Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	City Centre	18	18	0	18	1400	Brownfield	Available now	Highly likely	Yes	No
S03811	Land At Rear Of 3 Standon Crescent Sheffield S9 1PN	Remaining Urban Area	Shiregreen & Brightside Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	North East	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03813	Land Adjacent 175 Honeysuckle Road Sheffield S5 6FF	Remaining Urban Area	Firth Park Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	North East	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S03814	Land Adjacent Grammar Street Whitehouse Lane Sheffield	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.25	0.25	0	N/A	North West	14	14	0	14	56	Greenfield	Available now	Highly likely	Yes	No
S03815	95 Mary Street, Sheffield S1 4RT	Central Area	City Ward	Planning Permission	Under Construction	0.04	0.04	0	N/A	City Centre	10	10	0	10	250	Brownfield	Available now	Highly likely	Yes	No
S03816	Midge Hall Farm, Manchester Road, Stocksbridge	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Stocksbridge and Deepcar	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03817	Park Hill Estate, Duke Street (PHASE 3)	Central Area	Manor Castle Ward	Planning Permission	Under Construction	1.08	0.37	0	N/A	City Centre	74	74	0	74	200	Brownfield	Available now	Highly likely	Yes	No

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S03818	2 - 10 Holme Lane, Sheffield, S6 4JQ	Remaining Urban Area	Hillsborough Ward	Planning Permission	Completed	0.03	0.03	0	N/A	North West	4	0	4	0		Brownfield	Available now	Highly likely	Yes	No
S03819	First Floor And Second Floor Unit 87 - 91 Spital Hill Sheffield S4 7LD	Remaining Urban Area	Burngreave Ward	Planning Permission	Completed	0.04	0.04	0	N/A	City Centre	4	0	4	0		Brownfield	Available now	Highly likely	Yes	No
S03820	Holt House Farm Long Line Sheffield S11 7TX	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.14	0.14	0	N/A	Peak District Fringe	3	0	0	3	21.42857	Brownfield	Available now	Highly likely	Yes	No
S03822	Land At Junction With Welbeck Road Fern Road Sheffield S6 5AX	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	North West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03823	Store And Land Adjacent 2 Firhill Avenue Sheffield S4 7AA	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	East	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03824	Land At Rear Of 15 To 17 Broomfield Road Stocksbridge Sheffield S36 6AR	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Outline Permission	0.05	0.05	0	N/A	Stocksbridge and Deepcar	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03825	Within The Curtilage Of Elmwood 27 South Street Mosborough Sheffield S20 5DE	Remaining Urban Area	Mosborough Ward	Planning Permission	Under Construction	0.15	0.15	0	N/A	South East	1	0	0	1	6.66667	Greenfield	Available now	Highly likely	Yes	No

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S038 26	Within The Curtilage Of 21 Brincliffe Crescent Sheffield S11 9AW	Remain ing Urban Area	Nether Edge & Sharrow Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 3	0	N/A	Urban West	1	0	0	1	33.3 333 3	Brownfield	Availa ble now	Highly likely	Yes	No
S038 28	Curtilage Of 2A Kirk Edge Road Sheffield S35 0PE	Remain ing Urban Area	Stanningt on Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Rural Upper Don Valley	1	0	0	1	50	Brownfield	Availa ble now	Highly likely	Yes	No
S038 29	Land Adjacent 99 Bolsover Road Sheffield S5 6US	Remain ing Urban Area	Burngrea ve Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 7	0	N/A	East	1	0	0	1	14.2 857 1	Greenfield	Availa ble now	Highly likely	Yes	No
S038 31	12 Paradise Square Sheffield S1 2DE	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	City Centre	3	0	0	3	300	Brownfield	Availa ble now	Possibl e	Yes	No
S038 32	65-69 Hawksley Avenue Sheffield S6 2BD	Remain ing Urban Area	Hillsboro ugh Ward	Plannin g Permiss ion	Under Construc tion	0.0 2	0.0 1	0	N/A	North West	5	0	0	5	500	Brownfield	Availa ble now	Highly likely	Yes	No
S038 33	61 Lowedges Drive Sheffield S8 7LS	Remain ing Urban Area	Beauchie f & Greenhill Ward	Plannin g Permiss ion	Comple ted	0.0 4	0.0 3	0	N/A	South	3	0	3	0	100	Brownfield	Availa ble now	Highly likely	Yes	No
S038 34	24 Ryegate Road Sheffield S10 5FA	Remain ing Urban Area	Crookes & Crosspoo l Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 5	0.1 5	0	N/A	Urban West	1	0	0	1		Brownfield	Availa ble now	Highly likely	Yes	No
S038 36	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Central Area	Walkley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1	0.1	0	N/A	Urban West	35	35	0	35	350	Brownfield	Availa ble now	Highly likely	Yes	No

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S038 37	Site Of 262-268 South Road Walkley Sheffield S6 3T	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.05	0.04	0	N/A	Urban West	6	0	3	3	150	Greenfield	Available now	Highly likely	Yes	No
S038 38	Rootz Hair 4 Westwick Crescent Sheffield S8 7DG	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Under Construction	0.01	0.01	0	N/A	South	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S038 39	Moorfields Flats - Shalesmoor / Ward Street / Ebenezer Street	Central Area	City Ward	Other Identified Site	None	0.16	0.07	0	N/A	City Centre	49	49	0	49	700	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S038 40	Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street Sheffield S1 4QR	Central Area	City Ward	Planning Permission	Full Permission but not started	0.16	0.15	0	N/A	City Centre	271	271	0	271	1806	Brownfield	Available now	Possible	Yes	No
S038 41	Land Between Swinton Street And Chatham Street	Central Area	City Ward	Planning Permission	Under Construction	0.2	0.19	0	N/A	City Centre	75	75	0	75	394	Greenfield	Available now	Highly likely	Yes	No
S038 42	Curtilage Of Rushley Cottage Rushley Road Sheffield S17 3EH	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Peak District Fringe	1	0	0	1	12.5	Greenfield	Available now	Highly likely	Yes	No
S038 43	6 Stone Lane Sheffield S13 7BR	Green Belt	Woodhouse Ward	Planning Permission	Full Permission but not started	1.55	1.35	0	N/A	South East	2	0	0	2	1.481481	Brownfield	Available now	Highly likely	Yes	No
S038 44	Agricultural Building Adjoining The Barn Grove Wood View Main Road Wharnccliffe Side Sheffield S35 0DQ	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.11	0.1	0	N/A	Rural Upper Don Valley	1	0	0	1	10	Brownfield	Available now	Highly likely	Yes	No

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S03845	294 Albert Road Heeley Sheffield S8 9RD	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Urban West	2	0	0	2	40	Greenfield	Available now	Highly likely	Yes	No
S03846	5 Velocity Village 9 Solly Street Sheffield S1 4DF	Central Area	City Ward	Planning Permission	Completed	0.03	0.02	0	N/A	City Centre	5	0	5	0	250	Brownfield	Available now	Possible	Yes	No
S03850	Hole In The Wall Farm David Lane Sheffield S10 4PH	Green Belt	Fulwood Ward	Planning Permission	Full Permission but not started	0.15	0.13	0	N/A	Peak District Fringe	1	0	0	1	7.69 230 7	Greenfield	Available now	Highly likely	Yes	No
S03851	Nambury Engineering Ltd 56 Penistone Road Owlerton Sheffield S6 3AE	Central Area	City Ward	Planning Permission	Full Permission but not started	0.28	0.27	0	N/A	City Centre	222	222	0	22	822. 222 2	Brownfield	Available now	Highly likely	Yes	No
S03852	Lion Works Handley Street Sheffield S4 7LD	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.22	0.22	0	N/A	City Centre	88	88	0	88	400	Brownfield	Available now	Highly likely	Yes	No
S03857	Enterprise House Site Adjacent To 1 Hunshelf Park Sheffield S	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.26	0.25	0	N/A	Stocksbridge and Deepcar	10	10	0	10	40	Brownfield	Available now	Highly likely	Yes	No
S03858	Heather Bank Holdworth Lane Sheffield S6 6SN	Green Belt	Stannington Ward	Planning Permission	Full Permission but not started	0.51	0.5	0	N/A	Peak District Fringe	1	0	0	1	2	Brownfield	Available now	Highly likely	Yes	No
S03859	Curtilage Of 47 Coldwell Lane Sheffield S10 5TJ	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Completed	0.1	0.09	0	N/A	Urban West	1	0	1	0	11.1 111 1	Greenfield	Available now	Highly likely	Yes	No



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S03860	Curtilage Of 78 Kingfield Road Sheffield S11 9AU	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.16	0.15	0	N/A	Urban West	1	0	0	1	6.666667	Greenfield	Available now	Highly likely	Yes	No
S03861	Site Of 22 Brincliffe Gardens Sheffield S11 9BG	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.03	0.02	0	N/A	Urban West	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03862	Curtilage Of 16 Oldfield Avenue Sheffield S6 6DQ	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.06	0.64	0	N/A	North West	2	0	0	2	3.125	Greenfield	Available now	Highly likely	Yes	No
S03863	3 Cavendish Road Sheffield S11 9BH	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.19	0.18	0	N/A	Urban West	2	0	0	2	11.11111	Brownfield	Available now	Highly likely	Yes	No
S03864	Land To The Rear Of 52 And 54 Arundel Road Sheffield	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Full Permission but not started	0.11	0.11	0	N/A	Chapelton & Ecclesfield	1	0	0	1	9.090909	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03866	8 Pinner Road Sheffield S11 8UH	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Under Construction	0.02	0.01	0	N/A	Urban West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No
S03867	182 Heavygate Road Sheffield S10 1PJ	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.01	0.09	0	N/A	Urban West	3	0	0	3	33.33333	Brownfield	Available now	Highly likely	Yes	No
S03868	Land adjacent to Penistone Road, Rutland Road and Dixon Street	Central Area	City Ward	Other Identified Site	None	0.94	0.81	0	N/A	City Centre	201	201	0	201	248.1481	Brownfield	Not Available	Possible	Yes but with policy constraints	No

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S03869	Land adjacent to Penistone Road, Rutland Road and Cornish Street	Central Area	City Ward	Other Identified Site	None	0.31	0.3	0	N/A	City Centre	200	200	0	200	666.6667	Brownfield	Available after year 5	Possible	Suitable within plan period	No
S03870	Bruce Works, Mowbray Street	Central Area	City Ward	Other Identified Site	None	0.46	0.45	0	N/A	City Centre	156	156	0	156	346.6667	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03871	Cross Smithfield/Smithfield/Snow Lane	Central Area	City Ward	Other Identified Site	None	0.61	0.6	0	N/A	City Centre	609	609	0	609	1015	Brownfield	Available after year 5	Possible	Yes but with policy constraints	No
S03873	Old Whitelow Farm Whitelow Lane Sheffield S17 3AG	Green Belt	Dore & Totley Ward	Planning Permission	Under Construction	0.33	0.33	0	N/A	Peak District Fringe	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03874	Yorkshire Bank Chambers Fargate Sheffield S1 2HD	Central Area	City Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	City Centre	12	12	0	12	400	Brownfield	Available now	Highly likely	Yes	No
S03876	Land At Rear Of Stanwood Court 15 Stanwood Road Sheffield S6 5JE	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	North West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03877	Land At Rear Of 79 Dore Road Sheffield S17 3ND	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Under Construction	0.24	0.24	0	N/A	Peak District Fringe	7	0	0	7		Greenfield	Available now	Highly likely	Yes	No
S03878	26 Coniston Road Sheffield S8 0UT	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No

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S03879	Land Adj 165 Sandygate Road Sheffield S10 5SA	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Completed	0.03	0.03	0	N/A	Urban West	1	0	1	0		Greenfield	Available now	Highly likely	Yes	No
S03880	Coumes Vale Farm Old Lane Oughtibridge Sheffield S35 0HH	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.3	0.3	0	N/A	Peak District Fringe	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03881	Coumes Vale Farm Old Lane Oughtibridge Sheffield S35 0HH	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Under Construction	0.3	0.3	0	N/A	Peak District Fringe	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03882	58 Townend Street Sheffield S10 1NN	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Urban West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03883	Sefton Road And Within Curtilage Of 529 Fulwood Road Sheffield S10 3QB	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	South West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03884	259-261 Chesterfield Road Sheffield S8 0RT	Remaining Urban Area	Gleadles Valley Ward	Planning Permission	Completed	0.01	0.01	0	N/A	South	2	0	2	0		Brownfield	Available now	Highly likely	Yes	No
S03885	264 Carter Knowle Road Sheffield S7 2EB	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Urban West	7	0	0	7		Brownfield	Available now	Highly likely	Yes	No
S03886	Site Of Kirkhill Resource Centre 127 Lowedges Road Sheffield S8 7LE	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Outline Permission	0.45	0.45	0	N/A	South	45	45	0	45	100	Brownfield	Available now	Possible	Yes	No

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S03887	Within The Curtilage Of 10 Chichester Road Sheffield S10 1SX	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03888	214 Cobden View Road Sheffield S10 1HT	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Under Construction	0.03	0.03	0	N/A	Urban West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03889	63 Whirlowdale Crescent Sheffield S7 2NB	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No
S03891	The Grange, 11 Stanwood Road Sheffield S6 5JE	Remaining Urban Area	Stannington Ward	Planning Permission	Under Construction	0.52	0.5	0	N/A	North West	20	20	0	20	40	Greenfield/ Brownfield	Available now	Highly likely	Yes	No
S03892	Brockwood Park Centre Station Road Woodhouse Sheffield S13 7QH	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.24	0.24	0	N/A	South East	17	17	0	17	70	Brownfield	Available now	Highly likely	Yes	No
S03893	220-222 London Road Sheffield S2 4LW	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03895	Bowden Auto Repairs Viola Bank Sheffield S36 1FZ	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Outline Permission	0.09	0.29	0	N/A	Stocksbridge and Deepcar	4	0	0	4	51.72414	Brownfield	Available now	Highly likely	Yes	No
S03896	36 Stannington View Road Sheffield S10 1SR	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Under Construction	0.02	0.02	0	N/A	Urban West	2	0	0	2		Brownfield	Available now	Highly likely	Yes	No

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S03897	90 Broomspring Lane Sheffield S10 2FB	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	Urban West	1	0	0	1		Brownfield	Availa ble now	Highly likely	Yes	No
S03899	Vertebrate Graphics Limited 228 Psalter Lane Sheffield S11 8UT	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Urban West	4	0	0	4		Brownfield	Availa ble now	Highly likely	Yes	No
S03900	15 & 16 Mansfield View Sheffield S12 2AW	Remain ing Urban Area	Richmon d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	South East	2	0	0	2		Brownfield	Availa ble now	Highly likely	Yes	No
S03901	Whitwell Farm Whitwell La ne Sheffie ld S36	Green Belt	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 8	0.0 8	0	N/A	Stocksbri dge and Deepcar	4	0	0	4		Greenfield	Availa ble now	Highly likely	Yes	No
S03902	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	Central Area	City Ward	Plannin g Permiss ion	Under Construc tion	0.3	0.2 9	0	N/A	City Centre	52	52	0	52	179. 310 3	Brownfield	Availa ble now	Highly likely	Yes	No
S03903	Handsworth Christian School 231 Handsworth Road Sheffield S13 9BJ	Remain ing Urban Area	Woodhou se Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 5	0.1 5	0	N/A	South East	7	0	0	7		Brownfield	Availa ble now	Highly likely	Yes	No
S03904	Swimming Baths Burncross Road Sheffield S35 1RX	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.3 1	0.3 1	0	N/A	Chapelto wn & Ecclesfiel d	40	40	0	40		Brownfield	Availa ble now	Highly likely	Yes	No

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S03905	Curtilage Of 21 Welbury Gardens Sheffield S20 4TT	Remaining Urban Area	Mosborough Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	South East	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03906	Former Chapeltown Training Centre 220 - 230 Lane End Sheffield S35 2UZ	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.76	0.68	0	N/A	Chapelton & Ecclesfield	14	14	0	14	20	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03907	Land Between 109 And 119 Rock Street Sheffield S3 9JB	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	East	4	0	0	4		Greenfield	Available now	Highly likely	Yes	No
S03908	23-25 Haymarket Sheffield S1 2AW	Central Area	City Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	City Centre	28	28	0	28	700	Brownfield	Available now	Highly likely	Yes	No
S03909	Curtilage Of 1 Stumperlowe Hall Chase Sheffield S10 3QY	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	South West	1	0	0	1		Greenfield	Available now	Highly likely	Yes	No
S03910	32 Stumperlowe Hall Road Sheffield S10 3QS	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.17	0.17	0	N/A	South West	1	0	0	1		Brownfield	Available now	Highly likely	Yes	No
S03911	Wheel Cottage 344 The Wheel Sheffield S35 9ZB	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Chapelton & Ecclesfield	2	0	0	2	50	Brownfield	Available now	Highly likely	Yes	No

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S03912	Land To Rear Of 90 Church Street Oughtibridge Sheffield S35 0FW	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	Rural Upper Don Valley	1	0	0	1	14	Greenfield	Available now	Highly likely	Yes	No
S03913	180 Pearl Street Sheffield S11 8FF	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	Urban West	1	0	0	1	10	Brownfield	Available now	Highly likely	Yes	No
S03914	Site Of 112 Clough Road Sheffield S1 4TB	Central Area	City Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	1	0	0	1	100	Greenfield	Available now	Highly likely	Yes	No
S03915	R W Boler Ltd 3 - 5 Loxley Road Sheffield S6 4TD	Remaining Urban Area	Hillsborough Ward	Planning Permission	Completed	0.02	0.02	0	N/A	North West	2	0	2	0	100	Brownfield	Available now	Highly likely	Yes	No
S03919	92 Harvey Clough Road Sheffield S8 8PG	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	South	2	0	0	2	33	Brownfield	Available now	Highly likely	Yes	No
S03920	20 Hutcliffe Wood Road Sheffield S8 0EX	Remaining Urban Area	Beauchief & Greenhill Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South	1	0	0	1	14	Brownfield	Available now	Highly likely	Yes	No
S03921	Land To Rear Of 286 And 284 Dobbin Hill Sheffield S11 7JG	Remaining Urban Area	Ecclesall Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South West	2	0	0	2	50	Greenfield	Available now	Highly likely	Yes	No
S03922	99 Whitham Road Sheffield S10 2SL	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No

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S039 23	8 Paradise Square Sheffield S1 2DE	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	City Centre	4	0	0	4	200	Brownfield	Availa ble now	Highly likely	Yes	No
S039 24	347 Crookesmoor Road Sheffield S10 1BD	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Urban West	2	0	0	2	100	Brownfield	Availa ble now	Highly likely	Yes	No
S039 25	100 - 104 London Road Sheffield S2 4LR	Remain ing Urban Area	Nether Edge & Sharrow Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	Urban West	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S039 26	165A High Street Mosborough Sheffield S20 5AG	Remain ing Urban Area	Mosboro ugh Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 5	0.1 5	0	N/A	South East	1	0	0	1	6	Greenfield	Availa ble now	Highly likely	Yes	No
S039 27	8 Whirlowdale Close Sheffield S11 9NQ	Remain ing Urban Area	Dore & Totley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 2	0.1 2	0	N/A	South West	2	0	0	2	16	Brownfield	Availa ble now	Highly likely	Yes	No
S039 28	Former Whirlowdale Nursery Whirlowdale Road Sheffield S7 2NE	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 4	0	N/A	South West	1	0	0	1	25	Brownfield	Availa ble now	Highly likely	Yes	No
S039 29	40 Lowburn Road Sheffield S13 8DH	Remain ing Urban Area	Richmon d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 4	0	N/A	South East	1	0	0	1	25	Greenfield	Availa ble now	Highly likely	Yes	No



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S03930	Land At Medical Centre (Fairlawns) 621 Middlewood Road And Adjoining 21 Middlewood Drive EastSheffieldS6	Remain ing Urban Area	Stannington Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 9	0.0 9	0	N/A	Rural Upper Don Valley	2	0	0	2	22	Greenfield	Availa ble now	Highly likely	Yes	No
S03932	120 Henry Street Shalesmoor Sheffield S3 7EQ	Central Area	Walkley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 1	0.1 1	0	N/A	City Centre	62	62	0	62	563	Brownfield	Availa ble now	Highly likely	Yes	No
S03933	357-359 Sharrow Vale Road Sheffield S11 8ZG	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Urban West	2	0	0	2	100	Brownfield	Availa ble now	Highly likely	Yes	No
S03935	496 Manchester Road Stocksbridge Sheffield S36 2DU	Remain ing Urban Area	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	Stocksbri dge and Deepcar	4	0	0	4	400	Greenfield	Availa ble now	Highly likely	Yes	Ye s
S03936	Within The Curtilage Of Parkhead Hall 349 Ecclesall Road South Sheffield S11 9PX	Remain ing Urban Area	Dore & Totley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.4 1	0.4 1	0	N/A	South West	1	0	0	1	2	Greenfield	Availa ble now	Highly likely	Yes	No
S03937	Den Bank House 658 Manchester Road Crosspool Sheffield S10 5PU	Remain ing Urban Area	Crookes & Crosspool Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 1	0.1 1	0	N/A	Urban West	1	0	0	1	9	Greenfield	Availa ble now	Highly likely	Yes	No
S03938	Land Adjacent 8 Parkwood Road North Sheffield S5 8UN	Remain ing Urban Area	Southey Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	North East	1	0	0	1	100	Greenfield	Availa ble now	Highly likely	Yes	No

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S03939	Curtilage Of 58 Savage Lane Sheffield S17 3GW	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Outline Permission	0.06	0.06	0	N/A	South West	1	0	0	1	16	Greenfield	Available now	Highly likely	Yes	No
S03940	600 Earl Marshal Road Sheffield S4 8FB	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	East	1	0	0	1	50	Brownfield	Available now	Highly likely	Yes	No
S03941	The Old Parsonage 774 Stannington Road Sheffield S6 6AP	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	North West	1	0	0	1	20	Brownfield	Available now	Highly likely	Yes	No
S03942	32 -38 And 40A Bank Street Sheffield S1 2DS	Central Area	City Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	City Centre	4	0	0	4	133	Brownfield	Available now	Highly likely	Yes	No
S03944	33 Ashford Road Sheffield S11 8XZ	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	1	0	0	1	33	Brownfield	Available now	Highly likely	Yes	No
S03945	NatWest 8 Meadow Head Sheffield S8 7AA	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South	5	0	0	5	250	Brownfield	Available now	Highly likely	Yes	No
S03946	Flats 1-3 127 Duncombe Street And 129 Duncombe Street Sheffield S6 3RL	Remaining Urban Area	Walkley Ward	Planning Permission	Completed	0.01	0.01	0	N/A	Urban West	4	0	4	0	400	Brownfield	Available now	Highly likely	Yes	No
S03947	Within The Curtilage Of 348 The Wheel Sheffield S35 9ZB	Green Belt	West Ecclesfield Ward	Planning Permission	Full Permission but not started	1.56	1.56	0	N/A	Chapelton & Ecclesfield	1	0	0	1	1	Greenfield	Available now	Highly likely	Yes	No

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S03948	3 Kenwood Road Sheffield S7 1NP	Remain ing Urban Area	Nether Edge & Sharrow Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1	0.1	0	N/A	Urban West	1	0	0	1	10	Brownfield	Availa ble now	Highly likely	Yes	No
S03949	Coumes Farm Burnt Hill Lane Sheffield S35 0HH	Green Belt	Stocksbr idge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.55	0.55	0	N/A	Peak District Fringe	4	0	0	4	7	Greenfield	Availa ble now	Highly likely	Yes	No
S03950	Dragoon Court Hillsborough Barracks Penistone Road Owlerton Sheffield S6 2GZ	Remain ing Urban Area	Hillsboro ugh Ward	Plannin g Permiss ion	Full Permissi on but not started	0.3	0.3	0	N/A	North West	32	32	0	32	106	Brownfield	Availa ble now	Highly likely	Yes	No
S03951	39 - 41 Station Road Chapelton Sheffield S35 2XE	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.02	0.02	0	N/A	Chapelto wn & Ecclesfiel d	3	0	0	3	150	Brownfield	Availa ble now	Highly likely	Yes	No
S03952	Site Of The Cherry Tree Social Club 40 Main Street Hackenthorpe Sheffield S12 4LB	Remain ing Urban Area	Beighton Ward	Plannin g Permiss ion	Outline Permissi on	0.59	0.59	0	N/A	South East	28	28	0	28	47	Brownfield	Availa ble now	Highly likely	Yes	No
S03953	13 Wharnccliffe Road Broomhall Sheffield S10 2DH	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.03	0.03	0	N/A	Urban West	2	0	0	2	66	Brownfield	Availa ble now	Highly likely	Yes	No
S03954	89 Green Lane Ecclesfield Sheffield S35 9WY	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.15	0.15	0	N/A	Chapelto wn & Ecclesfiel d	9	0	0	9	60	Brownfield	Availa ble now	Highly likely	Yes	No

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S03955	168 Ringinglow Road Sheffield S11 7PR	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 5	0.0 5	0	N/A	South West	2	0	0	2	40	Brownfield	Availa ble now	Highly likely	Yes	No
S03956	Brookside Farm Brookside Bank Road Sheffield S6 6GU	Green Belt	Stanningt on Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 7	0.1 7	0	N/A	Peak District Fringe	1	0	0	1	5	Greenfield	Availa ble now	Highly likely	Yes	No
S03957	Greenfold Farm Dungworth Green Sheffield S6 6HE	Green Belt	Stanningt on Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 2	0.1 2	0	N/A	Peak District Fringe	2	0	0	2	16	Brownfield	Availa ble now	Highly likely	Yes	No
S03958	Premier 127 Sharrow Lane Sheffield S11 8AN	Remain ing Urban Area	Nether Edge & Sharrow Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 2	0.0 2	0	N/A	Urban West	13	13	0	13	650	Brownfield	Availa ble now	Highly likely	Yes	No
S03959	Land Between 38 And 44 Burngreave Street Sheffield S3 9DQ	Remain ing Urban Area	Burngreave Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	East	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S03960	A Hemingway & Sons Ltd 423 Whitley Lane Sheffield S35 8RP	Green Belt	West Ecclesfiel d Ward	Plannin g Permiss ion	Outline Permissi on	0.7 2	0.7 2	0	N/A	Chapelto wn & Ecclesfiel d	9	0	0	9	12	Brownfield	Availa ble now	Highly likely	Yes	No
S03961	Curtilage Of 12 Owler Gate Sheffield S35 0DS	Green Belt	Stocksbri dge & Upper Don Ward	Plannin g Permiss ion	Full Permissi on but not started	0.1 8	0.1 8	0	N/A	Rural Upper Don Valley	1	0	0	1	5	Brownfield	Availa ble now	Highly likely	Yes	No

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S03962	Tapton Cliffe And Lodge 276 Fulwood Road Sheffield S10 3BN	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.66	0.66	0	N/A	Urban West	13	13	0	13	19	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S03963	St Michaels Social Club 19 Hunter Road Sheffield S6 4LE	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	North West	2	0	0	2	100	Brownfield	Available now	Highly likely	Yes	No
S03964	University Of Sheffield Centenary Office 277 Glossop Road Sheffield S10 2HB	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Urban West	1	0	0	1	33	Brownfield	Available now	Highly likely	Yes	No
S03965	NatWest 72 Middlewood Road Sheffield S6 4PB	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	North West	4	0	0	4	80	Brownfield	Available now	Highly likely	Yes	No
S03966	Curtilage Of 13 Housley Lane Sheffield S35 2UD	Remaining Urban Area	East Ecclesfield Ward	Planning Permission	Outline Permission	0.05	0.05	0	N/A	Chapelton & Ecclesfield	1	0	0	1	20	Greenfield	Available now	Highly likely	Yes	No
S03967	209 - 211 Whitham Road Sheffield S10 2SP	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	2	0	0	2	100	Brownfield	Available now	Highly likely	Yes	No
S03968	Stone Bank 36 Langsett Road South Sheffield S35 0HA	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Rural Upper Don Valley	1	0	0	1	20	Brownfield	Available now	Highly likely	Yes	No
S03969	11 Unsliven Road Sheffield S36 1FT	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.08	0.08	0	N/A	Stocksbridge and Deepcar	1	0	0	1	12	Brownfield	Available now	Highly likely	Yes	No

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S03970	25 Barnet Avenue Sheffield S11 7RN	Remain ing Urban Area	Ecclesall Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 6	0.0 6	0	N/A	South West	1	0	0	1	16	Brownfield	Availa ble now	Highly likely	Yes	No
S03971	13 Figtree Lane Sheffield S1 2DJ	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	City Centre	3	0	0	3	300	Brownfield	Availa ble now	Highly likely	Yes	No
S03972	Land Between Junction With Bridge Inn Road And 194 Lane End Sheffield S35 2UJ	Remain ing Urban Area	East Ecclesfiel d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 4	0.0 4	0	N/A	Chapelto wn & Ecclesfiel d	1	0	0	1	25	Greenfield	Availa ble now	Highly likely	Yes	No
S03973	Site Of Norbury 2 Crabtree Road Sheffield S5 7BB	Remain ing Urban Area	Burngrea ve Ward	Plannin g Permiss ion	Full Permissi on but not started	0.6	0.6	0	N/A	East	14	14	0	14	23	Brownfield	Availa ble now	Highly likely	Yes	No
S03974	Silk Boutique 221 Fulwood Road Sheffield S10 3BA	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	Urban West	2	0	0	2	200	Brownfield	Availa ble now	Highly likely	Yes	No
S03975	Land Adjacent 125 Station Road Woodhouse Sheffield S13 7RF	Remain ing Urban Area	Woodhou se Ward	Plannin g Permiss ion	Outline Permissi on	0.2 6	0.2 6	0	N/A	South East	6	0	0	6	23	Brownfield	Availa ble with in next 5 years	Highly likely	Yes	No
S03976	7 Chantrey Road Sheffield S8 8QU	Remain ing Urban Area	Graves Park Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	South	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S03978	34 Blackbrook Road Sheffield S10 4LQ	Remain ing	Fulwood Ward	Plannin g	Under Construc tion	0.0 9	0.0 9	0	N/A	Peak District Fringe	2	0	0	2	22	Brownfield	Availa ble now	Highly likely	Yes	No

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		Urban Area		Permission																
S03979	Halford House 14 - 18 Fitzalan Square Sheffield S1 2AZ	Central Area	City Ward	Planning Permission	Completed	0.03	0.03	0	N/A	City Centre	15	0	15	0	500	Brownfield	Available now	Highly likely	Yes	No
S03980	Old Nunnery Station Bernard Road Sheffield S2 5BQ	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.11	0.11	0	N/A	Manor Arbourthorne Gleadles	7	0	0	7	63	Brownfield	Available now	Highly likely	Yes	No
S03981	Hutchin And Co Limited 371 Wood Lane Stannington Sheffield S6 5LR	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	North West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S03982	9 Roscoe Bank Sheffield S6 5PL	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	North West	1	0	0	1	11	Brownfield	Available now	Highly likely	Yes	No
S03983	Loxley Technical Services Ltd 69 Leppings Lane Sheffield S6 1SS	Remaining Urban Area	Hillsborough Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	North West	2	0	0	2	200	Brownfield	Available now	Highly likely	Yes	No
S03985	Concept House 5 Young Street Sheffield S1 4LF	Central Area	City Ward	Planning Permission	Full Permission but not started	0.29	0.29	0	N/A	Urban West	83	83	0	83	286	Brownfield	Available now	Highly likely	Yes	No
S03986	St Peters Chambers 14 Campo Lane Sheffield S1 2EF	Central Area	City Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	City Centre	3	0	0	3	300	Brownfield	Available now	Highly likely	Yes	No

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S03987	Land at Wellington Street, Trafalgar Street and Rockingham Street (Known as Block 8 New Retail Quarter)	Central Area	City Ward	Planning Permission	Full Permission but not started	0.73	0.65	0	N/A	City Centre	364	364	0	364	560	Brownfield	Available now	Highly likely	Yes	No
S03988	The Pennine Centre, 20 - 22 Hawley Street (Block 3, Block 4 and Block 5)	Central Area	City Ward	Planning Permission	Full Permission but not started	0.25	0.25	0	N/A	City Centre	174	174	0	174	696	Brownfield	Available now	Highly likely	Yes	No
S03989	Parkside Farm, Parkside Lane, Stannington	Green Belt	Stannington Ward	Planning Permission	Full Permission but not started	0.71	0.71	0	N/A	North West	3	0	0	3	4	Greenfield	Available now	Highly likely	Yes	No
S03990	Wharcliffe Works, Green Lane	Central Area	City Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	City Centre	3	0	0	3	50	Brownfield	Available now	Highly likely	Yes	No
S03991	(The orchards) Totley Hall Farm Totley Hall Lane Sheffield S17 4AA	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.41	0.41	0	N/A	South West	11	11	0	11	27	Brownfield	Available now	Highly likely	Yes	No
S03992	Barn 25 Metres South Of Onesacre Hall Green Lane Oughtibridge Sheffield S35 0HJ	Green Belt	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Peak District Fringe	1	0	0	1	17	Brownfield	Available now	Highly likely	Yes	No
S03993	54 Well Meadow Street Sheffield S3 7GS	Central Area	Walkley Ward	Planning Permission	Full Permission but not started	0.11	0.11	0	N/A	City Centre	11	11	0	11	100	Brownfield	Available now	Highly likely	Yes	No



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S03994	137 Archer Road Sheffield S8 0JX	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South	1	0	0	1	14	Greenfield	Available now	Highly likely	Yes	No
S03995	Land Adjacent To 3 Perigree Road Sheffield S8 0NE	Remaining Urban Area	Graves Park Ward	Planning Permission	Outline Permission	0.03	0.03	0	N/A	South	1	0	0	1	33	Greenfield	Available now	Highly likely	Yes	No
S03996	Kenwood Hall Hotel Kenwood Road Sheffield S7 1NQ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.24	0.24	0	N/A	Urban West	3	0	0	3	12	Brownfield	Available now	Highly likely	Yes	No
S03997	RBS 184 - 186 Whitham Road Sheffield S10 2SS	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	Urban West	2	0	0	2	100	Brownfield	Available now	Highly likely	Yes	No
S03999	36 Camdale View Sheffield S12 3XQ	Remaining Urban Area	Mosborough Ward	Planning Permission	Outline Permission	0.08	0.08	0	N/A	South East	1	0	0	1	12	Greenfield	Available now	Highly likely	Yes	No
S04000	Walkley Working Mens Club 207 Providence Road Sheffield S6 5BH	Remaining Urban Area	Walkley Ward	Planning Permission	Under Construction	0.23	0.23	0	N/A	Urban West	11	11	0	11	47	Brownfield	Available now	Highly likely	Yes	No
S04001	The Greenlands Clipstone Gardens Sheffield S9 5EZ	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.13	0.13	0	N/A	East	3	0	0	3	23	Brownfield	Available now	Highly likely	Yes	No
S04002	95 Queen Street City Centre Sheffield S1 1GN	Central Area	City Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	City Centre	3	0	0	3	150	Brownfield	Available now	Highly likely	Yes	No

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S04003	Within The Curtilage Of 11 Oriel Road Sheffield S10 3TF	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South West	1	0	0	1	11	Greenfield	Available now	Highly likely	Yes	No
S04004	Land Adjacent 9 Heyhouse Way Sheffield	Remaining Urban Area	West Ecclesfield Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Chapelton & Ecclesfield	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No
S04006	A Pinder Ltd 24 Hodgson Street Sheffield S3 7WQ	Central Area	City Ward	Planning Permission	Completed	0.13	0.13	0	N/A	City Centre	10	0	10	0	77	Brownfield	Available now	Highly likely	Yes	No
S04007	The Boomerang 38 Fawcett Street Sheffield S3 7PN	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Urban West	4	0	0	4	66	Brownfield	Available now	Highly likely	Yes	No
S04008	DWP Rockingham House 123 West Street City Centre Sheffield S1 4ER	Central Area	City Ward	Planning Permission	Full Permission but not started	0.14	0.14	0	N/A	City Centre	96	96	0	96	685	Brownfield	Available now	Highly likely	Yes	No
S04009	Curtilage Of 267C Handsworth Road Sheffield S13 9BN	Remaining Urban Area	Woodhouse Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	South East	1	0	0	1	33	Greenfield	Available now	Highly likely	Yes	No
S04010	Land Between Cotton Mill Row, Cotton Street And Alma Street Sheffield S3 4RD	Central Area	City Ward	Planning Permission	Full Permission but not started	0.19	0.19	0	N/A	City Centre	86	86	0	86	452	Brownfield	Available now	Highly likely	Yes	No

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S04011	Land Adjacent 22 Belmont Drive Sheffield S36 1AH	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.1	0.1	0	N/A	Stocksbridge and Deepcar	2	0	0	2	20	Greenfield	Available now	Highly likely	Yes	No
S04013	Within The Curtilage Of 202 Norton Lane Sheffield S8 8HB	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S04014	Saxton Mee 245 Crookes Sheffield S10 1TF	Remaining Urban Area	Crookes & Crosspool Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S04015	10 Owler Lane Sheffield S4 8GA	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	East	1	0	0	1	33	Brownfield	Available now	Highly likely	Yes	No
S04016	728 Attercliffe Road Sheffield S9 3RQ	Remaining Urban Area	Darnall Ward	Planning Permission	Completed	0.01	0.01	0	N/A	East	1	0	1	0	100	Brownfield	Available now	Highly likely	Yes	No
S04017	586-588 Manchester Road Stocksbridge Sheffield S36 1DY	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Stocksbridge and Deepcar	2	0	0	2	66	Brownfield	Available now	Highly likely	Yes	No
S04019	Ladbroke 61 Lancing Road Sheffield S2 4ET	Remaining Urban Area	City Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S04024	Bordered by, Hammerton Road, Dodd Street , Trickett road , just to the south west of langsett road	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.23	0.23	0	N/A	North West	11	11	0	11	50	Brownfield	Not Available	Possible	Yes	Yes

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S04025	Silver Fox and car park, 839 Manchester Road, Stocksbridge, Sheffield, S36 1DR	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.21	0.21	0	N/A	Stocksbridge and Deepcar	7	7	0	7	35	Brownfield	Not Available	Possible	Yes	Yes
S04027	Land to the west of Paterson Gardens housing estate, Off Park Drive, Stocksbridge, Sheffield, S36 1JQ	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.92	0.82	0	N/A	Stocksbridge and Deepcar	28	28	0	28	35	Greenfield	Not Available	Possible	Yes but with policy constraints	Yes
S04029	Land at the intersection of Maple Grove and Chestnut Avenue, Stocksbridge, Sheffield, S36 1AT	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	0.27	0.27	0	N/A	Stocksbridge and Deepcar	9	9	0	9	35	Brownfield	Not Available	Possible	Yes	Yes
S04037	Crystal Peaks Town Centre, Peaks Mont, Crystal Peaks, Sheffield, S20 7PJ	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	18.7	3	0	N/A	South East	150	150	0	150	50	Greenfield/ Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S04043	Land to the rear of 328 Bole Hill Road, off Nichols Road, Sheffield, S6 5DH	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.11	0.11	0	N/A	North West	3	0	0	3	35	Greenfield	Available now	Possible	Yes	Yes
S04066	Land On The North Side Of Station Road, Halfway,, Sheffield,, S20 3GB	Remaining Urban Area	Mosborough Ward	Other Identified Site	None	3.75	0	3.16	Average	South East	N/A	N/A	N/A	N/A	N/A	Greenfield	Available within next 5 years	N/A	N/A	Yes
S04073	Hillfoot, Herries Road, Wadsley Bridge, Sheffield, S6 1HP	Remaining Urban Area	Hillsborough Ward	Other Identified Site	None	2.97	1.33	1.33	Good	North West	53	53	0	53	40	Brownfield	Available after year 5	Possible	Suitable within plan period	Yes
S04077	30-34 Birch Farm Avenue, Sheffield, S8 8GH	Remaining Urban Area	Graves Park Ward	Other Identified Site	None	0.37	0.37	0	N/A	South	14	14	0	14	40	Brownfield/ Greenfield	Available now	Possible	Yes	Yes

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S04081	Clarkson Osbourne, Penistone Road	Central Area	Hillsborough Ward	Other Identified Site	None	0.87	0.87	0	N/A	Urban West	532	532	0	532	611	Brownfield	Not Available	Possible	Yes but with policy constraints	No
S04084	Land at Moorfields, Shalesmoor, Sheffield, S2 4RD	Central Area	City Ward	Other Identified Site	None	0.14	0.14	0	N/A	City Centre	42	42	0	42	300	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S04112	Former Silver Lodge Care Home, Housley Lane, Chapelton, S35 2UD	Remaining Urban Area	East Ecclesfield Ward	Other Identified Site	None	0.31	0.31	0	N/A	Chapelton & Ecclesfield	15	15	0	15	50	Brownfield	Available now	Possible	Yes	Yes
S04123	former British Rail Club Sports Ground, Farm Road, S2 2TP	Central Area	City Ward	Other Identified Site	None	0.45	0.21	0	N/A	Urban West	29	29	0	29	140	Greenfield	Available now	Possible	Yes but with policy constraints	Yes
S04125	Land west of Grange Mill Lane, Sheffield, S9 1HW	Remaining Urban Area	Shiregreen & Brightside Ward	Other Identified Site	None	2.53	0	2.27	Good	North East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available within next 5 years	N/A	N/A	Yes
S04136	Sheffield Road, S9 2YL	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.22	0	1.09	Average	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available after year 5	N/A	N/A	Yes
S04137	Jessops Riverside, Brightside Lane, S9 2RX	Remaining Urban Area	Darnall Ward	Other Identified Site	None	1.2	0	1.06	Good	East	N/A	N/A	N/A	N/A	N/A	Brownfield	Available after year 5	N/A	N/A	Yes
S04146	Orchard Square Shopping Centre, S1 2FB	Central Area	City Ward	Other Identified Site	None	0.65	0.58	0	N/A	City Centre	87	87	0	87	300	Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes

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S04149	Land to the south west of Twentywell Lane and to the north of Kenwell Drive, Bradway	Remaining Urban Area	Dore & Totley Ward	Other Identified Site	None	0.96	0.86	0	N/A	South West	30	30	0	30	35	Greenfield	Available now	Possible	Yes but with policy constraints	Yes
S04153	Land at Rugby Street, S3 9PP	Central Area	Burngreave Ward	Other Identified Site	None	0.23	0.23	0	N/A	East	21	21	0	21	90	Brownfield	Available within next 5 years	Possible	Suitable within plan period	Yes
S04154	Argyll House, 9 Williamson Road, S11 9AR	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	0.31	0.31	0	N/A	Urban West	15	15	0	15	50	Brownfield/ Greenfield	Available after year 5	Possible	Yes	Yes
S04156	Land at Woodside Lane, S3 9PP	Central Area	Burngreave Ward	Other Identified Site	None	0.19	0.19	0	N/A	City Centre	27	27	0	27	141	Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S04158	Land at Rutland Road, Rutland Road, S3 9PP	Central Area	Burngreave Ward	Other Identified Site	None	0.13	0.13	0	N/A	East	12	12	0	12	90	Brownfield	Available within next 5 years	Possible	Suitable within plan period	Yes
S04160	The Limbrick Health Centre (Hillsborough Health Centre), S6 2PE	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.32	0.32	0	N/A	North West	16	16	0	16	50	Brownfield	Available within next 5 years	Possible	Yes but with policy constraints	Yes
S04163	Michael Carlisle Centre, 75 Osborne Road, S11 9BF	Remaining Urban Area	Nether Edge & Sharrow Ward	Other Identified Site	None	2.21	1.98	0	N/A	Urban West	69	69	0	69	35	Brownfield	Available after year 5	Possible	Yes	Yes
S04164	St. Georges Community Health Centre (St. Georges Hospital), Winter Street, S3 7ND	Remaining Urban Area	Walkley Ward	Other Identified Site	None	0.16	0.16	0	N/A	City Centre	22	22	0	22	140	Brownfield	Available within next 5 years	Possible	Yes	Yes

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S04168	Land at Oughtibridge Lane, Sheffield	Remaining Urban Area	Stocksbridge & Upper Don Ward	Other Identified Site	None	1.66	1.49	0	N/A	Rural Upper Don Valley	52	52	0	52	35	Greenfield	Available after year 5	Possible	Yes	No
S04169	147-154 Harvest Lane, S3 8EF	Central Area	City Ward	Other Identified Site	None	0.06	0.06	0	N/A	City Centre	2	0	0	2	40	Brownfield	Available after year 5	Possible	Yes but with policy constraints	Yes
S04173	156 Broomspring Lane	Remaining Urban Area	Broomhill & Sharrow Vale Ward	Other Identified Site	None	0.08	0.08	0	N/A	Urban West	11	11	0	11	140	Brownfield	Available now	Possible	Yes	Yes
S04175	23 Shepherd Street, S3 7BA	Central Area	City Ward	Other Identified Site	None	0.12	0.12	0	N/A	City Centre	36	36	0	36	300	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S04176	Cemetery Road Car Sales 300 Cemetery Road Sheffield S11 8FT	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	Urban West	14	14	0	14	200	Brownfield	Available now	Highly likely	Yes	No
S04177	1 Worcester Drive Sheffield S10 4JG	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Peak District Fringe	5	0	0	5	83	Brownfield	Available now	Highly likely	Yes	No
S04178	Site Of Watery Street Sheffield S3 7ES	Central Area	Walkley Ward	Planning Permission	Full Permission but not started	0.1	0.11	0	N/A	City Centre	18	18	0	18	163	Brownfield	Available now	Highly likely	Yes	No

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S04179	Site Of 5 Rosamond Drive Sheffield S17 4LW	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.2	0.2	0	N/A	South West	5	0	0	5	25	Greenfield/Brownfield	Available now	Highly likely	Yes	No
S04180	331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks Place Sheffield S2 5EE	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.12	0.12	0	N/A	Manor Arbourthorne Gleadles	12	12	0	12	100	Brownfield	Available now	Highly likely	Yes	No
S04181	Sheffield Health And Social Care Trust 259 Pitsmoor Road Sheffield S3 9AQ	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.17	0.17	0	N/A	East	18	18	0	18	105	Brownfield	Available now	Highly likely	Yes	No
S04182	55 Glencoe Road Sheffield S2 2SQ	Remaining Urban Area	Manor Castle Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Manor Arbourthorne Gleadles	4	0	0	4	100	Brownfield	Available now	Highly likely	Yes	No
S04183	Land To The Rear Of 43 Woodhouse Lane Beighton Sheffield S20 1AA	Remaining Urban Area	Beighton Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	South East	1	0	0	1	14	Brownfield	Available now	Highly likely	Yes	No
S04184	Site Of Former Yew Lane Community Centre Creswick Lane Sheffield S35 8NN	Green Belt	Southey Ward	Planning Permission	Full Permission but not started	0.11	0.11	0	N/A	North East	4	0	0	4	36	Brownfield	Available now	Highly likely	Yes	No
S04185	171 Burngreave Road Sheffield S3 9DL	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	East	3	0	0	3	100	Brownfield	Available now	Highly likely	Yes	No



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S04186	4 And 6 Paradise Square Sheffield S1 2DE	Central Area	City Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	City Centre	11	11	0	11	366	Brownfield	Available now	Highly likely	Yes	No
S04187	The Wentworth 26 Milford Street Sheffield S9 2LD	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	East	1	0	0	1	33	Brownfield	Available now	Highly likely	Yes	No
S04188	7 And 9 Ranmoor Park Road Sheffield S10 3GX	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.15	0.15	0	N/A	South West	2	0	0	2	13	Brownfield	Available now	Highly likely	Yes	No
S04189	Kenwood Hall Hotel Kenwood Road Sheffield S7 1NQ	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.63	0.63	0	N/A	Urban West	9	0	0	9	14	Brownfield	Available now	Highly likely	Yes	No
S04190	Land To The Rear Of 15 And 17 Birch House Avenue Sheffield S35 0FH	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.06	0.06	0	N/A	Rural Upper Don Valley	1	0	0	1	16	Greenfield	Available now	Highly likely	Yes	No
S04191	203-205 Bellhouse Road Sheffield S5 6HQ	Remaining Urban Area	Firth Park Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	North East	2	0	0	2	100	Brownfield	Available now	Highly likely	Yes	No
S04192	Land To The Rear Of 12 Worrall Drive Sheffield S35 0AT	Remaining Urban Area	Stannington Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	Rural Upper Don Valley	1	0	0	1	33	Greenfield	Available now	Highly likely	Yes	No

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S04193	Land Between 47 And 49 Wollaton Road Sheffield S17 4LF	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.02	0.02	0	N/A	South West	1	0	0	1	50	Greenfield	Available now	Highly likely	Yes	No
S04194	Flat 1 167 London Road Sheffield S2 4LH	Remaining Urban Area	Nether Edge & Sharrow Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	Urban West	3	0	0	3	300	Brownfield	Available now	Highly likely	Yes	No
S04195	Workshop Rear Of 38 Fir Street Sheffield S6 3TH	Remaining Urban Area	Walkley Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	Urban West	2	0	0	2	50	Brownfield	Available now	Highly likely	Yes	No
S04196	Barnfield House Loxley Road Sheffield S6 6RW	Green Belt	Stannington Ward	Planning Permission	Full Permission but not started	0.36	0.36	0	N/A	North West	1	0	0	1	2	Brownfield	Available now	Highly likely	Yes	No
S04197	Yorkshire Bank 661 Staniforth Road Sheffield S9 4RE	Remaining Urban Area	Darnall Ward	Planning Permission	Full Permission but not started	0.03	0.03	0	N/A	East	4	0	0	4	133	Brownfield	Available now	Highly likely	Yes	No
S04198	127 Long Line Sheffield S11 7TX	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.07	0.07	0	N/A	Peak District Fringe	1	0	0	1	14	Brownfield	Available now	Highly likely	Yes	No
S04199	Land Adjacent To Mount View Methodist Church Mount View Avenue Sheffield S8 8SG	Remaining Urban Area	Graves Park Ward	Planning Permission	Full Permission but not started	0.04	0.04	0	N/A	South	1	0	0	1	25	Greenfield	Available now	Highly likely	Yes	No

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S04200	Woodvale Croft 357B Fulwood Road Sheffield S10 3BQ	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.15	0.15	0	N/A	Urban West	1	0	0	1	6	Brownfield	Available now	Highly likely	Yes	No
S04201	Land At Daresbury View Sheffield S2 2BE	Remaining Urban Area	Park & Arbourthorne Ward	Planning Permission	Full Permission but not started	0.46	0.47	0	N/A	Manor Arbourthorne Gleadles	10	10	0	10	21	Brownfield	Available now	Highly likely	Yes	No
S04202	St Matthias's Church Manchester Road Stocksbridge Sheffield S36 2DS	Remaining Urban Area	Stocksbridge & Upper Don Ward	Planning Permission	Full Permission but not started	0.19	0.19	0	N/A	Stocksbridge and Deepcar	5	0	0	5	26	Brownfield	Available now	Highly likely	Yes	Yes
S04203	Within The Curtilage Of 461 Redmires Road Sheffield S10 4LF	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.05	0.05	0	N/A	Peak District Fringe	1	0	0	1	20	Greenfield	Available now	Highly likely	Yes	No
S04204	448 Redmires Road Sheffield S10 4LG	Remaining Urban Area	Fulwood Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	Peak District Fringe	1	0	0	1	11	Brownfield	Available now	Highly likely	Yes	No
S04205	Gold Moor 69 Popple Street Sheffield S4 8JL	Remaining Urban Area	Burngreave Ward	Planning Permission	Full Permission but not started	0.01	0.01	0	N/A	East	1	0	0	1	100	Brownfield	Available now	Highly likely	Yes	No
S04206	Land Adjacent 133 Long Line Sheffield S11 7TX	Green Belt	Dore & Totley Ward	Planning Permission	Full Permission but not started	0.09	0.09	0	N/A	Peak District Fringe	1	0	0	1	11	Greenfield	Available now	Highly likely	Yes	No
S04207	Land Within The Curtilage Of 299 Twentywell Lane Sheffield S17 4QG	Remaining Urban Area	Dore & Totley Ward	Planning Permission	Outline Permission	0.04	0.04	0	N/A	South West	1	0	0	1	25	Greenfield/Brownfield	Available now	Highly likely	Yes	No

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S04208	363 Richmond Road Sheffield S13 8LT	Remain ing Urban Area	Richmon d Ward	Plannin g Permiss ion	Outline Permissi on	0.1 8	0.1 8	0	N/A	South East	14	14	0	14	77	Brownfield	Availa ble now	Highly likely	Yes	No
S04209	Heathfield 109 Townhead Road Sheffield S17 3AQ	Remain ing Urban Area	Dore & Totley Ward	Plannin g Permiss ion	Full Permissi on but not started	0.4 6	0.4 6	0	N/A	South West	1	0	0	1	2	Brownfield	Availa ble now	Highly likely	Yes	No
S04210	5 Wood End Whitley Carr Sheffield S35 8RR	Green Belt	West Ecclesfiel d Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 8	0.0 8	0	N/A	Chapelto wn & Ecclesfiel d	1	0	0	1	12	Brownfield	Availa ble now	Highly likely	Yes	No
S04211	Millstone Barn Grove Wood View Main Road Wharncliffe Side Sheffield S35 0DP	Green Belt	Stocksbr idge & Upper Don Ward	Plannin g Permiss ion	Comple ted	0.1 4	0.1 4	0	N/A	Rural Upper Don Valley	1	0	1	0	7	greenfield	Availa ble now	Highly likely	Yes	No
S04212	Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Central Area	City Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 7	0.0 6	0	N/A	City Centre	93	93	0	93	144 0	Brownfield	Availa ble now	Highly likely	Yes	No
S04213	63 Stalker Lees Road Sheffield S11 8NP	Remain ing Urban Area	Broomhill & Sharrow Vale Ward	Plannin g Permiss ion	Full Permissi on but not started	0.0 1	0.0 1	0	N/A	Urban West	1	0	0	1	100	Brownfield	Availa ble now	Highly likely	Yes	No
S04244	Land north of St Mary's Lane/Scholes View, Ecclesfield	Remain ing Urban Area	East Ecclesfiel d Ward	Other Identifie d Site	None	1	0.1	0	N/A	Chapelto wn & Ecclesfiel d	4	4	0	4	40	Greenfield	Availa ble within next 5 years	Possibl e	Yes but with policy constrai nts	Yes
S04258	4 London Road	Central Area	Nether Edge & Sharrow Ward	Other Identifie d Site	None	0.0 2	0.0 2	0	N/A	Urban West	2	0	0	2	140	brownfield	Availa ble now	Possibl e	Yes but with policy constrai nts	Yes

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S042 59	94 Scotland Street	Central Area	City Ward	Other Identified Site	None	0.12	0.12	0	N/A	City Centre	47	47	0	47	3920	Brownfield	Available now	Possible	Yes but with policy constraints	Yes
S042 88	Land to the east of 94 Scotland Street	Central Area	City Ward	Other Identified Site	None	0.07	0.07	0	N/A	City Centre	27	27	0	27	392	Brownfield	Not Available	Possible	Yes but with policy constraints	No