

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S00672
Address	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)
Ownership information	<i>Is the site still available?</i> Yes
	<i>Is the site in single ownership or are there land assembly complications?</i> Site in single ownership – Sheffield City Council.
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A
	<i>Any other relevant information?</i> No
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery. Previously obtained planning permission but expired – ref 15/01176/FUL.  Pre-app discussions underway since start of 2023 with a view to planning application by end of March 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing
	<i>When is an application for planning permission anticipated to be submitted?</i> March 2024
	<i>Any other relevant information?</i> N/A
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>

	<p>Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>
	<p><i>If so, how will these barriers be resolved?</i> As above</p>
	<p><i>What are the timescales for resolving these barriers?</i> Ongoing</p>
	<p><i>Any other relevant information?</i> N/A</p>
Infrastructure considerations	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i> Made ground following demolition of former structures on site to be managed.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i> Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i> As part of ongoing design refinement during planning process</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i> Unlikely.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i> Not currently known – continuously exploring options with external funders.</p>
	<p><i>Any other relevant information?</i> N/A</p>
Viability considerations	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i> Site is in former Housing Market Renewal area, therefore sales values are challenging which, added to cost implications of previous uses and relic structures/contamination, therefore makes viability and profitability difficult. However recent development by SHC in the neighbourhood is already improving market conditions.</p>
	<p><i>How will any viability issues be resolved?</i> Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include</p>

	<p>house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes</p>
	<p><i>Are funding arrangements secured?</i> No</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> N/A</p>
	<p><i>When was that marketing carried out?</i> N/A</p>
	<p><i>When might the site come forward?</i> 2024-25</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i> N/A</p>
Other	<p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>
UDP Allocations	<p><i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 4.</p>

Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 4.
Lead in time (from 1.4.23)	<i>Please provide any evidence / justification for the lead in time indicated.</i>
Build rate per annum	c.50
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>
Total units	42
Year 1 (2022/23)	
Year 2 (2023/24)	
Year 3 (2024/25)	8
Year 4 (2025/26)	34
Year 5 (2026/27)	
Total 5 year supply	42

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



*Signed*

*Print name*                      *Steve Birch*

*Organisation*                      *Sheffield Housing Company*

*Date*                                      *05/12/2023*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S00707
Address	Land at Wulfric Road and Windy House Lane, S2 1LB
Ownership information	<i>Is the site still available?</i> Yes
	<i>Is the site in single ownership or are there land assembly complications?</i> Site in single ownership – Sheffield City Council
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A
	<i>Any other relevant information?</i> No
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery.  Early pre-app discussions underway since start of 2023 with a view to planning application by end of September 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing.
	<i>When is an application for planning permission anticipated to be submitted?</i> September 2024.
	<i>Any other relevant information?</i> N/A
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> Limited information available at present.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i> Topography and ground conditions given that this is a brownfield former housing site. These are not delaying

	<p>progress but are being considered as part of the design, engineering and pre-app stage.</p> <p>SCC Parks have also raised a concern that it is a nice piece of informal open space.</p>
	<p><i>If so, how will these barriers be resolved?</i>  As above. Consultation with SCC Parks and local community and councillors re use of land.</p>
	<p><i>What are the timescales for resolving these barriers?</i>  Ongoing.</p>
	<p><i>Any other relevant information?</i>  N/A</p>
<p>Infrastructure considerations</p>	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i>  Made ground following demolition of former structures on site to be managed.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i>  Planning layout will seek to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i>  As part of ongoing design refinement during planning process</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i>  Insufficient information at present.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i>  SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>Any other relevant information?</i>  N/A</p>
<p>Viability considerations</p>	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i>  Site is in former Housing Market Renewal area, therefore sales values are challenging which, added to cost implications of previous uses and relic structures/contamination, therefore makes viability and profitability difficult. However recent development by SHC in the neighbourhood is already improving market conditions.</p>
	<p><i>How will any viability issues be resolved?</i></p>

	<p>Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes.</p>
	<p><i>Are funding arrangements secured?</i> No.</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> N/A</p>
	<p><i>When was that marketing carried out?</i> N/A</p>
	<p><i>When might the site come forward?</i> 2024-25</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p>
Other	<p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>
UDP Allocations	<p><i>Please explain why the site is now coming forward?</i></p>

Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.22)	<i>Please provide any evidence / justification for the lead in time indicated.</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Build rate per annum	c.50
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i> Based on comparators from previous SHC sites delivered.
Total units	24
Year 1 (2023/24)	0
Year 2 (2024/25)	0
Year 3 (2025/26)	24
Year 4 (2026/27)	0
Year 5 (2027/28)	0
Total 5 year supply	24

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



Signed

Print name Steve Birch

Organisation Sheffield Housing Company

Date 05/12/2023



**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S00719
Address	Kenninghall Drive, Norfolk Park (10)
Ownership information	<i>Is the site still available?</i> Yes
	<i>Is the site in single ownership or are there land assembly complications?</i> Site in single ownership – Sheffield City Council.
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A
	<i>Any other relevant information?</i> No
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery.  Pre-app discussions underway since start of 2023 with a view to planning application by end of March 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing
	<i>When is an application for planning permission anticipated to be submitted?</i> March 2024
	<i>Any other relevant information?</i> N/A.
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>

	<p>Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>
	<p><i>If so, how will these barriers be resolved?</i> As above.</p>
	<p><i>What are the timescales for resolving these barriers?</i> Ongoing.</p>
	<p><i>Any other relevant information?</i> N/A</p>
Infrastructure considerations	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i> Made ground following demolition of former structures on site to be managed.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i> Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i> As part of ongoing design refinement during planning process.</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i> Insufficient information at the moment.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i> SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>Any other relevant information?</i> N/A</p>
Viability considerations	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i> Site is in former Housing Market Renewal area, therefore sales values are challenging which, added to cost implications of previous uses and relic structures/contamination, therefore makes viability and profitability difficult. However recent development by SHC in the neighbourhood is already improving market conditions.</p>
	<p><i>How will any viability issues be resolved?</i> Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing</p>

	<p>viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes.</p>
	<p><i>Are funding arrangements secured?</i> No</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No.</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> N/A</p>
	<p><i>When was that marketing carried out?</i> N/A</p>
	<p><i>When might the site come forward?</i> 2024-25.</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i> N/A</p>
Other	<p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>
UDP Allocations	<p><i>Please explain why the site is now coming forward?</i></p>

	Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.21)	<i>Please provide any evidence / justification for the lead in time indicated.</i>
Build rate per annum	c.50
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>
Total units	100
Year 1 (2023/24)	0
Year 2 (2024/25)	8
Year 3 (2025/26)	48
Year 4 (2026/27)	44
Year 5 (2027/28)	0
Total 5 year supply	100

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



*Signed*

*Print name*                      *Steve Birch*

*Organisation*                      *Sheffield Housing Company*

*Date*                                      *05/12/2023*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S00721
Address	Daresbury Drive, S2 2BL
Ownership information	<i>Is the site still available?</i> Yes.
	<i>Is the site in single ownership or are there land assembly complications?</i> Site in single ownership – Sheffield City Council.
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A
	<i>Any other relevant information?</i> No
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery.  Early pre-app discussions underway since start of 2023 with a view to planning application by end of September 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing.
	<i>When is an application for planning permission anticipated to be submitted?</i> September 2024.
	<i>Any other relevant information?</i> N/A
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> A range of surveys have been carried out, including topographical, ecological, trees, site investigations. However some of these will now be out-dated, and will therefore need to be re-done.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>

	<p>Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>
	<p><i>If so, how will these barriers be resolved?</i> As above.</p>
	<p><i>What are the timescales for resolving these barriers?</i> Ongoing.</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Infrastructure considerations</p>	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i> Made ground following demolition of former structures on site to be managed.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i> Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i> As part of ongoing design refinement during planning process</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i> Insufficient information at present.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i> SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Viability considerations</p>	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i> Site is in former Housing Market Renewal area, therefore sales values are challenging which, added to cost implications of previous uses and relic structures/contamination, therefore makes viability and profitability difficult. However recent development by SHC in the neighbourhood is already improving market conditions.</p>
	<p><i>How will any viability issues be resolved?</i></p>

	<p>Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes.</p>
	<p><i>Are funding arrangements secured?</i> No</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> N/A</p>
	<p><i>When was that marketing carried out?</i> N/A</p>
	<p><i>When might the site come forward?</i> 2024-25</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p>
Other	<p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>
UDP Allocations	<p><i>Please explain why the site is now coming forward?</i></p>

	Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.22)	<i>Please provide any evidence / justification for the lead in time indicated.</i>
Build rate per annum	
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>
Total units	37
Year 1 (2023/24)	0
Year 2 (2024/25)	0
Year 3 (2025/26)	24
Year 4 (2026/27)	13
Year 5 (2027/28)	0
Total 5 year supply	37

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



Signed

Print name Steve Birch

Organisation Sheffield Housing Company

Date 05/12/2023



**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S01447
Address	Claywood Drive
Ownership information	<i>Is the site still available?</i> Yes
	<i>Is the site in single ownership or are there land assembly complications?</i> Site in single ownership – Sheffield City Council.
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A.
	<i>Any other relevant information?</i> N/A.
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery.  Pre-app discussions underway since start of 2023 with a view to planning application by end of March 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing.
	<i>When is an application for planning permission anticipated to be submitted?</i> March 2024.
	<i>Any other relevant information?</i> N/A.
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>

	<p>Topography and ground conditions given that this is a brownfield former housing site, as well as heritage context of Cholera Monument. These are not delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>
	<p><i>If so, how will these barriers be resolved?</i> As above.</p>
	<p><i>What are the timescales for resolving these barriers?</i> Ongoing</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Infrastructure considerations</p>	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i> Foundations of former tower blocks remain in ground as does redundant district heating network pipe.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i> Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i> As part of design refinement during planning process.</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i> Insufficient information at the moment.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i> SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme. Identified as a site to be considered for the 2022-25 Sheffield City Region Brownfield Housing Fund pipeline.</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Viability considerations</p>	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i> Site location and position offers opportunity for bespoke scheme as opposed to standard SHC house types, targeting higher sales values. However site constraints including topography and remaining foundations will have an impact on cost.</p>
	<p><i>How will any viability issues be resolved?</i></p>

	<p>Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes, probably.</p>
	<p><i>Are funding arrangements secured?</i> No.</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Good chance of securing funding – this is a high profile site on the edge of the city centre.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No.</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> Soft market research has been undertaken via Countrywide (part of Blundells) in March 2019 and then in December 2019 with Keepmoat sales as well as an independent market assessment by Bielby Associates. Further estate agent assessments are currently being sought based on new concept design.</p>
	<p><i>When was that marketing carried out?</i> See above.</p>
	<p><i>When might the site come forward?</i> 2024-25.</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i> N/A</p>

Other	<i>Are there any other barriers delaying or preventing development from coming forward on this site?</i>
UDP Allocations	<i>Please explain why the site is now coming forward?</i> Part of SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.21)	<i>Please provide any evidence / justification for the lead in time indicated.</i>
Build rate per annum	c.50
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>
Total units	40
Year 1 (2023/24)	0
Year 2 (2024/25)	4
Year 3 (2025/26)	36
Year 4 (2026/27)	0
Year 5 (2027/28)	0
Total 5 year supply	40

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



*Signed*

*Print name*                      *Steve Birch*

*Organisation*                      *Sheffield Housing Company*

*Date*                                      *05/12/2023*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

Site Reference	S03200/S03201/S03202/S03208
Address	Deerlands Avenue, S5 7WU
Ownership information	<i>Is the site still available?</i> Yes.
	<i>Is the site in single ownership or are there land assembly complications?</i> Site is in single ownership – Sheffield City Council.
	<i>Does the developer own the site?</i> No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i> None known of.
	<i>If so, how and when are these issues likely to be resolved?</i> N/A
	<i>Any other relevant information?</i> No
Planning application progress	<i>Have any pre-application enquiries been made?</i> Future phase of delivery.  Early pre-app discussions underway since start of 2023 with a view to planning application by end of September 2024.
	<i>What is the status/anticipated decision date of any pre-application enquiry?</i> Ongoing.
	<i>When is an application for planning permission anticipated to be submitted?</i> September 2024.
	<i>Any other relevant information?</i> N/A
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> A range of surveys have been carried out, including topographical, ecological, trees, site investigations. However some of these will now be out-dated, and will therefore need to be re-done.
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>

	<p>Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>
	<p><i>If so, how will these barriers be resolved?</i> As above.</p>
	<p><i>What are the timescales for resolving these barriers?</i> Ongoing.</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Infrastructure considerations</p>	<p><i>Are there any infrastructure constraints that might delay the site coming forward?</i> Made ground following demolition of former structures on site to be managed.</p>
	<p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i> Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>
	<p><i>What is the likely timescale for resolving any infrastructure constraints?</i> As part of ongoing design refinement during planning process</p>
	<p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i> Insufficient information at present.</p>
	<p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i> SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>Any other relevant information?</i> N/A</p>
<p>Viability considerations</p>	<p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i> Site is in former Housing Market Renewal area, therefore sales values are challenging which, added to cost implications of previous uses and relic structures/contamination, therefore makes viability and profitability difficult. However recent development by SHC in the neighbourhood is already improving market conditions.</p>
	<p><i>How will any viability issues be resolved?</i> Scheme is part of a comprehensive review and options appraisal to consider ways in which the existing</p>

	<p>viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>
	<p><i>How will any funding shortfalls be met?</i> See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>
Funding	<p><i>Is funding required to bring the site forward?</i> Yes.</p>
	<p><i>Are funding arrangements secured?</i> No</p>
	<p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i> To address infrastructure requirements of the site.</p>
	<p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i> Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p>
Marketing	<p><i>Has the site been actively marketed?</i> No</p>
	<p><i>What (if any) marketing activities have been undertaken to date?</i> N/A</p>
	<p><i>When was that marketing carried out?</i> N/A</p>
	<p><i>When might the site come forward?</i> 2024-25.</p>
	<p><i>Is a developer or site promotor involved?</i> <i>Has there been any market interest?</i> As SHC development partner, Keepmoat will be given first chance to tender for the build contract.</p>
	<p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p>
Other	<p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>
UDP Allocations	<p><i>Please explain why the site is now coming forward?</i></p>

	Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Brownfield Register	<i>Please explain why the site is now coming forward?</i> Part of ongoing SHC delivery programme with SCC to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.22)	<i>Please provide any evidence / justification for the lead in time indicated.</i>
Build rate per annum	
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>
Total units	89
Year 1 (2023/24)	0
Year 2 (2024/25)	0
Year 3 (2025/26)	24
Year 4 (2026/27)	48
Year 5 (2027/28)	17
Total 5 year supply	89

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2023.*



Signed

Print name Steve Birch

Organisation Sheffield Housing Company

Date 05/12/2023