

THE SHEFFIELD PLAN

Our City, Our Future

**Sheffield Housing and Economic Land
Availability Assessment
December 2022**



Contents

1. Introduction	1
Purpose of the HELAA	1
Sheffield and Rotherham	2
Scope of the Update	2
2. Policy Context	5
National	5
Local context	6
3. Methodology	7
Stage 1: Identification of sites and broad locations	8
Stage 2 – Site/Broad Location Assessment	15
Stage 3 – Windfall assessment	26
4. Dwelling Completions in 2021/22	31
Gross Completions in 2021/22	31
5. Housing Land Supply in Sheffield	40
Sites with Planning Permission	41
Small Sites with planning permission	41
Local Plan Allocations	42
Other Identified Sites	42
Sites Assessed as Unsuitable	43
Overall Sheffield Plan Housing Land Supply and Trajectory	43
6. Economic Land Supply	46
Sheffield Employment Land Review (ELR)	46
National Planning Practice Guidance (PPG)	47
Economic Sites with Potential for Housing	47
HELAA Results – Potential Economic Land Supply	48
Further Future Potential	48
7. Monitoring and Future Reviews	49
Appendix 1: Density Assumptions and ‘Rules of Thumb’ Used for Calculating	
Net Developable Areas	50
Rules of Thumb for Calculating Net Developable Areas	51
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22	53
Appendix 3: Sites in the Urban Areas suggested through the 2019 Call for Sites	
– assessed as unsuitable for housing	67
Appendix 4: Employment Land Sites	68



List of Maps and Diagrams

Figure 1: Methodology.....	7
Figure 2: Sheffield Gross and Net Dwellings Completions 2004/05 to 2021/22	35
Figure 3: Sheffield Housing Market Areas and Planning Authority Boundary.....	36

List of Tables

Table 1: Settlement Hierarchy in Sheffield	8
Table 2: Types of sites and data sources.....	10
Table 3: 'Suitability' – Definitions and Assumptions Used.....	17
Table 4: 'Availability' – Definitions and Assumptions Used	19
Table 5: 'Achievability' – Definitions and Assumptions Used	21
Table 6: Build Rate Assumptions on Large Sites	24
Table 7: Assumed Lead Times for Developing Large Sites.....	25
Table 8: Sheffield: Recent Trends in Permissions and Completions on Small Sites ...	27
Table 9: Annual Large Windfalls 2015/16 to 2021/22.....	29
Table 10: Assumed Windfall delivery on Small and Large Sites (2022/23 to 2038/39)	29
Table 11: Data sources used for 2021/22 housing completions.....	31
Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2021/22	34
Table 13: Sheffield: Gross Dwelling Completions in 2021/22 – Site Size.....	37
Table 14: Sheffield: Gross Dwelling Completions in 2021/22– Dwelling Type	38
Table 15: Sheffield: Gross Dwelling Completions in 2021/22 – Size and Type.....	39
Table 16: Site Status Categories.....	40
Table 17: Housing Land Supply – Large sites with Planning Permission	41
Table 18: Housing Land Supply – Local Plan allocations (without planning permission)	42
Table 19: Summary of Overall Local Plan Housing Land Supply 2022/23 to 2038/39	44



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1. Introduction

- 1.1 This 2022 update of the **Sheffield Housing and Economic Land Availability Assessment (HELAA)** refreshes the previous versions published in 2015 and 2020, and interim reports in 2016, 2017, 2019 and March 2020. It has been prepared from a base date of 1st April 2022.
- 1.2 This version of the report is published to support the Publication Draft Sheffield Plan. Where figures vary from those in the Plan this reflects the different timescales for production of the documents.

Purpose of the HELAA

- 1.3 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.
- 1.4 The HELAA should¹:
- 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).
- 1.5 **The HELAA does not allocate land for housing or economic development and does not make policy decisions on which sites should be developed.**
- 1.6 The assessment is an important source of evidence to support the Publication Draft Sheffield Plan Regulation 19 consultation. The evidence within it has informed decision-making and fed into the site selection strategy for the Plan.
- 1.7 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 HELAA should be considered alongside all these other factors and information gathered during pre-application discussions.
- 1.8 **Not all the sites identified in the HELAA are proposed for allocation in the Sheffield Plan. Some are needed for other types of development and**

¹ 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>



others will continue to be safeguarded as open space, countryside and Green Belt land.

Sheffield and Rotherham

- 1.9 The NPPF² 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 methodology³.
- 1.10 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. The most recent Annual Monitoring Report (December 2022) includes key monitoring indicators relating to housing delivery.

Scope of the Update

What is Included in the Report

- 1.11 This update of the HELAA revises and expands upon the assessments of housing land supply made in the last assessment. It includes an 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 2022 (including those that have been granted planning permission)
 - b. publish sites submitted to the Council during the **Issues and Options consultation**;
 - c. consider **economic land** alongside **housing land for the period 2022/23 to 2038/39**;
 - d. inform the **Publication Draft Sheffield Plan**.
- 1.12 The report is structured as follows:

² National Planning Policy Framework, Department of Communities and Local Government, February 2021, paragraph 24

³ 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 2022;
- **Chapter 4** summarises the **potential housing land supply** for the period 2022/23 to 2038/39 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**;

1.13 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.

Implications of the current economic climate

- 1.14 The previous HELAA published in 2020 reflected on the known and potential future implications for development arising from the Covid-19 pandemic and subsequent lockdown. Indications are that the pandemic is now having less of an impact on house building, whilst other factors including Brexit, the cost of living crisis, rising fuel and materials costs, interest rate rises, supply chain issues and the resultant strain on the economy will all impact house building in a variety of ways.
- 1.15 Since the previous HELAA was compiled we have continued to engage with the development industry and monitor trends in planning applications and construction to inform the current document taking a realistically cautious view on the trajectory of new development, particularly in the current 5 year period.

What is not included in the report

5 year housing land supply position

- 1.16 The most recent 5-year housing land supply position is published separately alongside the HELAA, with the base date 1st April 2022. The deliverable 5-year housing land supply for the period 2022/23 – 2026/27 is 3.63 years.
- 1.17 Following the definition of ‘deliverable’ set out in Appendix 2 of the NPPF, the 5-year housing land supply figure includes 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.

- 1.18 The HELAA does include analysis of the 5-year housing land supply position estimated for the first 5 years of the Local Plan (2024/5 to 2028/29) to support the Publication Draft Sheffield Plan.

Annual housing trajectory broken down by individual years

- 1.19 The HELAA includes an indicative housing supply for the whole plan period to 2038/39, as well as annual estimates for the first 5 years from 2022 – 2027. The trajectory is then split into three time periods reflecting years 1-5 of the Plan period, as well as years 6 – 10 and 11 – 15.



2. Policy Context

National

- 2.1 The National Planning Policy Framework (NPPF⁴), 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)⁵ 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 sets out a 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 states⁶ 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

⁴ NPPF, Department of Communities and Local Government, July 2021, paragraph 68

⁵ 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>

⁶ NPPF, July 2021, paragraph 68



- 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

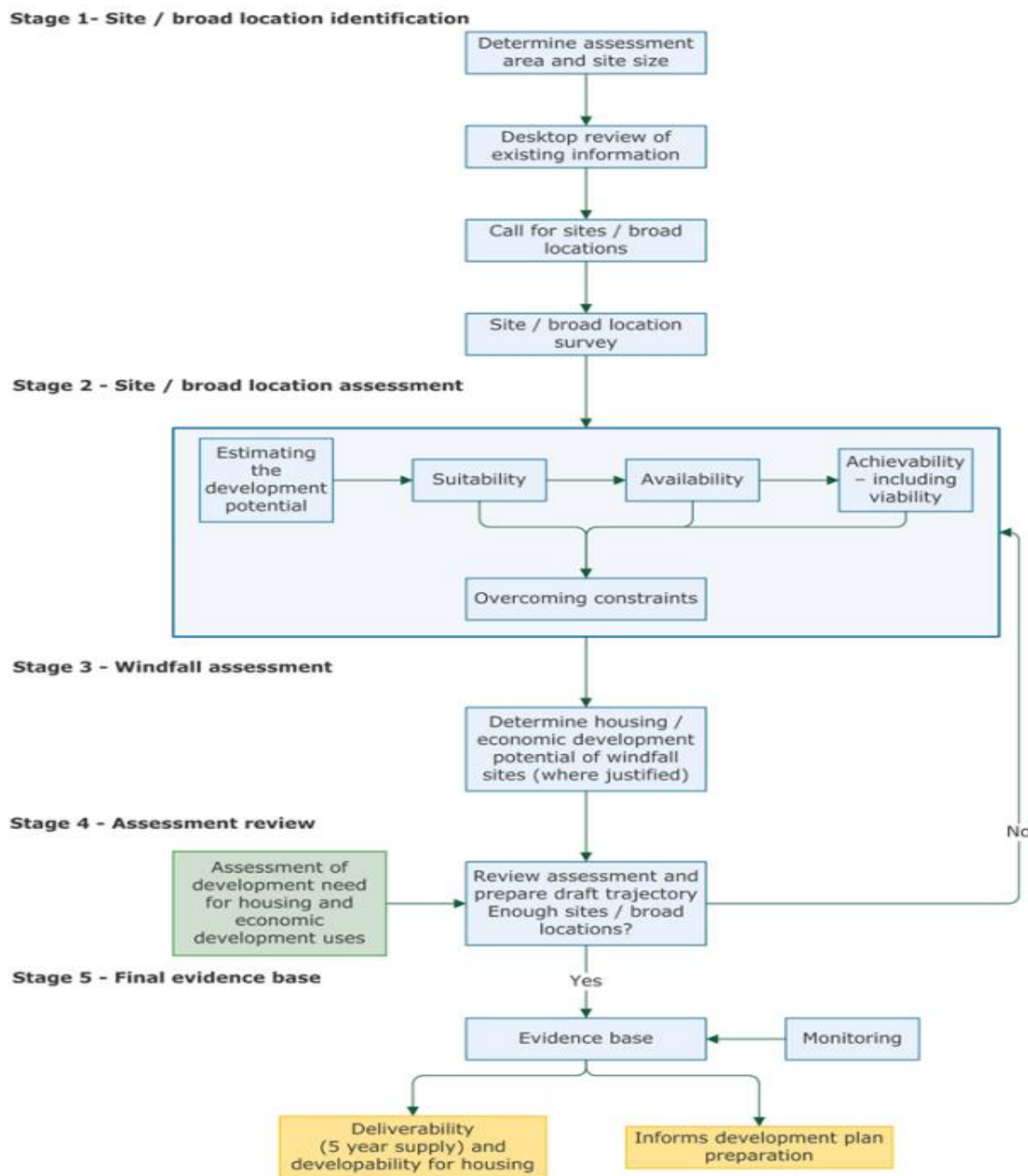
- 2.8 The Publication Draft Sheffield Plan takes account of the challenges and opportunities that have emerged since Sheffield's current Local Plan was adopted in 2009. Once adopted, it will replace the current local plan: Core Strategy (2009) and a number of 'saved' policies from the Unitary Development Plan (1998).
- 2.9 The Publication Draft Sheffield Plan, approved for consultation by the Council in December 2022 sets out a housing requirement of 2,090 homes per year over the period 2022 – 2039. This document forms a key part of the evidence base to support the requirement, which seeks to balance economic and population growth with environmental objectives. The Plan prioritises maximising the use of brownfield sites within the existing urban areas, with a single large site released for development from the Green Belt. The spatial strategy developed reflecting engagement carried out on the Sheffield Plan Issues and Options consultation in 2020.



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 below) 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, Wharncliffe 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 Sheffield . 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 Wharncliffe 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 Over a number of years 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 The main role of the Working Group includes:
- Developing an agreed methodology consistent with national practice guidance;
 - Providing feedback on the provisional local authority assessments relating to the deliverability and developability of potential housing sites; and,
 - Providing 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

- 3.7 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.
- 3.8 The HELAA includes **sites with a capacity for 1 or more units, which already have planning permission** (as at 31 March 2022) 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, and are suitable, they can remain 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.
- 3.9 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 purposes⁷. This approach was previously agreed with the HELAA Working 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

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

⁷ The Town & Country Planning (Development Management Procedure) (England) Order 2015, Part 1, defines major developments as (c) the provision of dwelling houses where (i) the number of dwellinghouses to be provided is 10 or more.



Table 2: Types of sites and data sources

Type of Site	Data Source
<p>Planning Applications: for the period up to 31 March 2022 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>	<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>
<p>HELAA/ELR sites Sites including previous call for sites will be reviewed to ensure the site assessment are up to date and accurate.</p>	<p>SHLAA database ELR 2018 Call for sites and sites submitted through Local Plan consultation stages</p>
<p>Local Authority development programmes Sites in Council housing delivery programmes, including the Sheffield Housing Company</p>	<p>Local authority records Commercial property records Sheffield Housing Company</p>
<p>Brownfield Register Sites identified as surplus through the Brownfield Register</p>	<p>Sites with lapsed planning permission Other vacant sites suggested to the Council</p>
<p>Housing and Economic Development sites under construction Sites where development has started, but is not completed</p>	<p>Sourced from the Councils monitoring including Council Tax additions, building control, new household waste collections and site visits.</p>
<p>Office to Residential, Retail to Residential and any other updates to permitted development rights Sites which fall within 'permitted development rights' that allow for change of use or conversion to residential use.</p>	<p>Planning Application records</p>
<p>Internal site suggestions from Planning Officers, Housing Officer, Economic Officer and other Officers e.g. Housing Officers, Leisure Officers etc. Sites/broad locations from general knowledge of Sheffield will be included</p>	<p>Technical Assessment Development Briefs</p>



if they have not already been identified through other sources of supply.	
Housing and economic development sites put forward during a “Call for Sites” consultation and throughout the Local Plan production.	Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, Registered Providers and developers etc.
Green Belt Review Sites identified through the Green Belt Review as part of the Sheffield Plan	Technical Assessments

Call for Sites

3.11 The NPPG⁸, 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.

3.12 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.
- 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.

⁸ 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



- Citywide Options for Growth – consultation between November 2015 – January 2016.
- Sites suggested to the Council – this ‘call for sites’ tool 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.
- Sheffield Plan Issues and Options – consultation between September – October 2020. Generated a number of responses promoting sites previously included in the HELAA, as well as 2 additional new sites.

3.13 Sites submitted to the Council between 2009 to March 2022, 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. The Sheffield Plan spatial strategy has been developed following a decision made by Members on a cross party basis in early 2022. With the exception of one large previously developed site in the Green Belt, the Local Plan does not propose to release land from the Green Belt for development. Therefore, land in the Green Belt remains in the HELAA database but not within the Local Plan land supply.

3.14 The Site Selection Methodology and the Green Belt Review⁹ set out how sites have been assessed and considered for allocation in the Draft Sheffield Plan.

3.15 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

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

3.17 In accordance with the NPPG¹⁰, where available, the following information was recorded at the survey stage:

- site size, boundaries, and location;
- current land use and character;

⁹ Both available at <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

¹⁰ 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



- land uses and character of surrounding area;
- 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

3.18 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

3.19 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 established¹¹ 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 lines¹² was also mapped. This enabled the identification of areas where overhead power lines would be a potential constraint to development.

3.20 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’.

Green Belt

3.21 The Sheffield Plan Issues and Options [consultation](#) considered alternative spatial approaches to delivering the number of new homes that Sheffield needs over the period to 2038. Two of the options (B and C) would have involved removal of land from the Green Belt for development. The Site Selection Methodology [Technical Note](#) outlined in more detail how land would be assessed if this approach were to be taken. The purpose of the HELAA is not to make policy choices about which land should be allocated in the Local Plan;

¹¹ DMRB - Design Manual for Roads and Bridges, LAQM TG(08) - Local Air Quality Management TG(08))

¹² Based on recommendations of the Cross Party Inquiry into Childhood Leukaemia and Extremely Low Frequency Electric and Magnetic Fields, July 2007.



however it does report on the land that is known to be *available* within the Green Belt for development.

3.22 Land parcels within the current Green Belt were identified at that time 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.

3.23 There is overlap between these two exercises and some sites will be within both categories. Given the decision to take forward the Local Plan with a spatial strategy that only includes release of one large brownfield site from the Green Belt, sites in the Green Belt are not included within deliverable capacity in this HELAA.

3.24 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

3.25 The NPPG¹³, 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

¹³ 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.

- 3.26 Without some recognition of existing or future potential policy constraints, the HELAA could give a potentially misleading picture of housing and economic land supply. This is because the database includes *suitable* sites that are proposed for allocation either for mixed-use development for other non-residential uses, in the Draft Sheffield Plan. Consequently, the summary table shows how much of the identified supply is '*suitable but with policy constraints*'. Many of these policy constraints will be removed by adoption of the Sheffield Plan which will show updated policy zones. 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 land for economic development.
- 3.27 Table 3 below sets out the definitions of *suitability* and related assumptions that have been used in the assessment.



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) BUT 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"> - 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 - 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. <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>2027/28 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, for example years 10 – 15 of the Plan period.</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 2033/34 but may be included <u>after 2034/35</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"> - Sites in <i>Excluded Areas</i> (see paragraphs 3.18 to 3.19 above) - 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 - 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 - Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future <p>Sites in this category have been assigned a nil housing potential.</p>

Availability

3.28 The NPPG¹⁴ states that a site is considered available for development, when on the best information available, there is confidence that there are no legal or

¹⁴ 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



ownership problems. The *availability* of a site depends on whether the site is owned by a developer/ builder, and/or 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.

- 3.29 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 2027)	<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 2027)	<p>Not currently available and builder/developer has indicated that ownership of site unlikely to be secured until after 1 April 2027 or land owner has</p>



	<p>indicated they are not prepared to sell until after 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 2027/28 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><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 2027/28 onwards, depending on level of constraints and market conditions within area in which site lies indicating the likelihood of the site becoming available in the future.</p> <p>Local Plan allocations that fall within this category are assumed to deliver new homes beyond year 6/10 of the Plan period.</p>

Achievability

3.30 This test depends primarily on the economics of development.

3.31 The Regional Practice Guidance produced by Arup on behalf of the former Yorkshire and Humber Assembly (May 2008)¹⁵, 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 *achievability* of identified sites is one of the most challenging elements of the HELAA. **Effective demand**¹⁶ for new housing, particularly in periods of economic uncertainty can mean that sites with planning permission may not come forward in the short term or are likely to be developed more slowly. Our

¹⁵ Understanding Yorkshire and Humber's Strategic Housing Land Availability, Arup on behalf of the Yorkshire and Humber Assembly, April 2008.

¹⁶ 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.



assessment of delivery rates is generally cautious including on sites with full planning permission where construction has not yet started.

- 3.32 Relatively few of the sites with planning permission have major physical or ownership constraints preventing their delivery. New planning permissions, and annual completions give an indication of the health of the market, and this will continue to be monitored in future updates of the HELAA.
- 3.33 In Sheffield, all sites with planning permission for housing are assessed annually in the summer to determine the construction status and the number of completions. Following the covid-19 pandemic site visits have been supplemented with other primary research to provide an insight into progress, including use of Council Tax records, details of refuse collection services being provided to new residential properties, and building control completion certificates. Attempts are also made to contact the developers of all larger schemes (10 or more dwellings) that have planning permission. Developers are asked to provide estimates of annual completion rates and, for schemes where construction has not yet started, are asked to indicate a likely date for starting construction and any constraints to development.
- 3.34 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.
- 3.35 Previously 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 2027).</p> <p>No major constraints identified which would be likely to prevent development in the next 5 years.</p>



	Can be included in the 5-year supply of deliverable sites (subject to <i>deliverability</i> test).
'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 and therefore currently not achievable.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>

- 3.36 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 2022/23 to 2026/27, are included within later phases.

Site Capacities

- 3.37 For sites with full planning permission for housing, the assessment has used the approved dwelling¹⁷ numbers. The inclusion of purpose-built student

¹⁷ 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.



accommodation in the overall housing supply is an approach now set out in NPPG¹⁸ (both communal halls of residence and self-contained dwellings).

- 3.38 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, or alternatively the rules of thumb in Appendix 1 have been used to calculate capacity.
- 3.39 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 density¹⁹.
- 3.40 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. They also reflect the proposed density ranges to be included in the Sheffield Plan. For most locations, the assumed densities are based on the *bottom end* of the density ranges usually required by the Sheffield Local Plan Core Strategy and therefore reflect conservative estimates of capacity. Density assumptions are set out in Appendix 1.
- 3.41 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-Region²⁰. The 'rules of thumb' used for calculating net site areas are also set out in Appendix 1.
- 3.42 Following the Citywide Option for Growth consultation in 2015, a limited designed 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 vary depending on context and may be higher or lower than the HELAA assumptions that would normally be used to estimate the capacity of a site (for 'rules of thumb' see Appendix 1). Most of this work has been superseded by the Central Area Strategy (see paragraphs 3.463.48 to 3.48 below). However some areas of the city, such as Attercliffe are not included in the Central Area

¹⁸ 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>

¹⁹ 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>

²⁰ East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw).



boundary, but the design-led approach has continued to be used to calculate site capacities in that area to reflect likely regeneration proposals.

- 3.43 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

- 3.44 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 used²¹. Build rates for the current year 2022/23 and remaining years in the 5 year period use lower annual estimates have to provide a realistic, conservative estimate of delivery and take account of potential impacts to house building arising from the current economic situation. There is a return to 'normal' rates from 2027/28 onwards. This reflects 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.

Table 6: Build Rate Assumptions on Large Sites

Type of site	Assumed Dwellings per year 2022/23 to 2026/27	Assumed Dwellings per year 2027/28 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	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.

²¹ Letter to local authorities to HBF, 7 April 2008.



Lead-in Times

3.45 Previous HBF advice on lead times for commencing development has also been used to estimate when development is likely to start once it has planning permission. Slightly different assumptions have been used for Council owned sites that are part of the housing development programme. This takes into account additional time needed to obtain Council approval and select a preferred developer. 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 ²²			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
Total	3 years	3 years	4 years	1 Year	2 years	3 years

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

Central Area Strategy

3.46 Deloitte and Planit-IE have developed the Sheffield Central Area Strategy, to provide a framework for accelerated delivery of sustainable residential growth across the City Centre. As part of this, an initial capacity study was undertaken in 2020, with provisional findings showing potential for 20,000 new homes across the Central Area.

3.47 The Central Area Strategy considered a neighbourhood approach to future plan making, and the boundary of the Central Area²³ is therefore slightly different to

²² 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.

²³ 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>



that of the City Centre Housing Market Area, used previously in the HELAA to identify housing land supply by sub-areas.

- 3.48 The capacity study took a density led approach to each neighbourhood within the Central Area, taking account of townscape character appraisals. Analysis identified appropriate building heights within different areas, and used benchmarked typologies to inform appropriate densities which inform the capacity testing. The work in the capacity study has been incorporated into the HELAA, where appropriate.
- 3.49 The next phase of this work takes the form of 5 Neighbourhood Frameworks for different areas within the City Centre, which provide a masterplan and outline development principles for these priority locations to guide future development. Greater detail is provided for three smaller areas (Catalyst Sites) within the priority locations. For each priority location, indicative capacities are identified following consideration of constraints and opportunities as well as the place making vision for each location. These capacities are reflected in the HELAA.

Stage 3 – Windfall assessment

- 3.50 The National Planning Policy Framework, defines windfall sites as²⁴:

“Sites not specifically identified in the development plan.”

- 3.51 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 HELAA, and
 - historic windfall delivery rates and expected future trends
- 3.52 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 large windfall estimate for years 6-10 and 11-15. An assessment to include 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.
- 3.53 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

²⁴ National Planning Policy Framework, DCLG, July 2021, glossary



made for sites of 10-14 dwellings. Consequently, the annual estimate of completions on small sites is lower than in the first study.

3.54 Table 8 (a) below shows the trend in permissions on small sites (capacity for less than 10 dwellings) over the last 17 years. On average **370 dwellings** have been granted permission each year.

3.55 Small site completions data is available from 2008/09²⁵. On average **218 dwellings** have been completed each year (see Table 8 (b) below)..

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

(a) Dwellings Granted Permissions²⁶ on Small Sites 2005-2021/22

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Permissions on small sites	363	367	394	532	315	279	151	394	517	309	506	349	323	373	381

(b) Small site completions (average calculated from 2008/9 to 2021/22)

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Average
Completions on small sites	237	249	218	178	228	248	354	239	229	296	154	136	164	123	218

3.56 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. 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, 218 new homes per year.

3.57 The assumptions imply that a total of 1,000 dwellings would be delivered on small sites over each 5-year period, or a total of 3,400 over the Plan period

²⁵ 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.

²⁶ 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 1st April 2014 to 31st March 2015 permissions.



2022-39. It means that in addition to the 791 dwellings on small sites which we expect to come forward from existing planning permissions²⁷, at least 209 additional dwellings will need to come forward through new planning permissions on small windfall sites (see Table 10) to ensure delivery of 1,000 homes on small sites in the 5 years to 2026/27.

3.58 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 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.

3.59 An allowance for **large windfall sites** (10 or more dwellings) has been made within the trajectory for the period from 2029/30 onwards. For the purpose of the calculation at this time, windfalls are defined as being planning permissions granted on sites that have not previously been 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 Plan²⁸, and therefore, a better reflection of previously unknown sites is to assess windfalls as those sites not previously included in the HELAA. However, once the Local Plan is adopted in 2024/25 with a new suite of allocated sites, windfalls will be classed as those sites coming forward for planning permission that are not allocated.

3.60 The Local Plan proposes an allowance of **4675 windfalls** on large sites over the Plan period (2022-39). This represents a conservative estimate of 275 homes on large windfalls each year based on analysis from table 9 below. However, we anticipate that the majority of these large sites will come forward in the later part of the Plan period, and therefore model their delivery averaged over years 6-15 of the Plan period. The annual figures taking this approach are shown in table 10 below:

²⁷ 791 dwellings represent 70% of the 1,130 dwellings (remaining capacity) which have planning permission on small sites at 1. April 2022.

²⁸ Residual greenfield allocations from the Unitary Development Plan (adopted 1998).



Table 9: Annual Large Windfalls 2015/16 to 2021/22

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
2020/21	233
2021/22	264
Total	5,619
Average	803

- 3.61 It is recognised that larger windfalls are likely to be lower in the years immediately after adoption of the Sheffield Plan as some types of developers focus their attention on the allocated sites, therefore the assessment takes a very cautious approach with large windfalls only being included in the trajectory later in the Plan period.
- 3.62 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'.
- 3.63 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.
- 3.64 It is estimated that around **8,075** additional dwellings could be accommodated on small and large windfall sites in Sheffield in the period 2022/23 to 2038/39, with 7,075 of these being after the current 5 year period.

Table 10: Assumed Windfall delivery on Small and Large Sites (2022/23 to 2038/39)

Year	Small Sites with Planning Permission at 31.3.22	Small site windfalls	Small site total number dwellings	Large site windfalls
2022/23	200	0	200	0
2023/24	148	52	200	0
2024/25	148	52	200	0



Sheffield Housing and Economic Land Availability Assessment

Methodology

2025/26	148	52	200	0
2026/27	147	53	200	0
Sub-Total 5-year supply	791	209	1,000	0
2027/28	0	200	200	0
2028/29	0	200	200	0
2029/30	0	200	200	468
2030/31	0	200	200	468
2031/32	0	200	200	468
2032/33	0	200	200	468
2033/34	0	200	200	468
2034/35	0	200	200	467
2035/36	0	200	200	467
2036/37	0	200	200	467
2037/38	0	200	200	467
2038/39	0	200	200	467
Total 2022/23 to 2038/39	791	2,609	3,400	4,675



4. Dwelling Completions in 2021/22

- 4.1 This section provides information on dwellings completions in Sheffield during 2021/22. A full list of sites that delivered completions in 2021/22 is attached at Appendix 2: Sheffield: List of Sites Delivering Completions in 20.
- 4.2 The gathering of data to inform the 2021/22 completions has been based on the following sources:

Table 11: Data sources used for 2021/22 housing completions

Data Source	What it can tell us about site status
Council Tax	Number Built/ Completed
Waste Collection Data for new residential properties	Number Built/ Completed
Building Control	Started on Site/ Under Construction/ Completed
Development Management Commencement note i.e. conditions discharged	Started on site/ Under Construction
Community Infrastructure Levy (CIL) commencement notice	Started on site/ Completed
Site visits for all sites with planning permission (small and large)	Started on site/ Under Construction Number Built/ Completed
Contact developers and agents of sites with planning permission (sites with a capacity 10 or more units)	Started on site/ Under Construction Timeframe for 5 years

Gross Completions in 2021/22

- 4.3 Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 201/22 below shows that 1,790 (gross) dwellings were completed in Sheffield in 2021/22. This represents a 4%²⁹ decrease on the previous year. 1,667 of the dwellings completed (93%) were on large sites (10 or more units) and 123 dwellings (7 %) were on small sites.
- 4.4 Table 13: Sheffield: Gross Dwelling Completions in 2021/22 – Site Size shows the breakdown for the different housing market areas in Sheffield (see Figure 3 for a map). It shows that 56 % of dwelling completions were in the

²⁹ 1,866 dwellings completed (gross) in 2020/21, which is $(1,790-1,866)/1,866 = 4\%$ decrease.



City Centre Housing Market Area, followed by 15% in the North East Housing Market Area.

4.5 House types and size of dwellings completed are shown in Table 14 and



- 4.6 Table 15. The largest proportion of total completions were for apartments (52%), followed equally by houses and bungalows (24%), and Purpose Built Student Accommodation (24%).
- 4.7 Compared to last year, the actual number of houses or bungalows completed has decreased by 33%³⁰, with the largest number of units being completed in the Manor, Arbourthorne and Gleadless and North East Housing Market Areas. Within the North East Housing Market Area there has been an 323% increase in completions compared with the previous year. This has been attributed to a small number of Sheffield Housing Company schemes in the Parson Cross Masterplan Area.
- 4.8 Compared to last year, the actual number of Purpose Built Student Accommodation (PBSA) dwellings completed has decreased by almost 38%³¹. Within the City Centre Housing Market Area, 441 units were completed from just 4 PBSA schemes.

Gross and Net housing delivery since the Core Strategy base date

- 4.9 Table 12 shows gross and net housing completions since the Sheffield Local Plan Core Strategy base date of 1 April 2004. It shows that 28,103 dwellings have been added to the housing stock over the last 18 years (an average of 1,561 dwellings per year).
- 4.10 Almost 94% of homes completed since 2004 have been built on previously developed (brownfield) sites. This exceeds the 88% target set by the Core Strategy.

³⁰ Calculated by: $(627 \text{ houses in } 2020/21 - 423 \text{ houses in } 2021/22)/627 = 32.5\%$, rounded up to 33%

³¹ Calculated by: $(441 \text{ PBSA in } 2021/22 - 715 \text{ PBSA in } 2020/21)/715 = 38.3\%$



Sheffield Housing and Economic Land Availability Assessment

Dwelling Completions in 2021/22

Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2021/22

	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	2020/21	2021/22	Total 2004/05 to 2021/22	Average/ Year 2004/05 to 2021/22
Dwellings - greenfield	171	152	80	13	199	84	23	30	39	56	130	36	89	100	154	228	213	256	2,053	114
Dwellings – previously developed land	1,167	1,674	1,455	2,407	1,864	1,642	881	594	714	876	1,566	1,561	1,646	1,484	1,015	1,253	938	1,093	23,830	1,324
Gross Dwelling Completions (excl student flats)	1,338	1,826	1,535	2,420	2,063	1,726	904	624	753	932	1,696	1,597	1,735	1,584	1,169	1,481	1,151	1,349	25,883	1,438
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	715	441	7,756	431
Gross Dwelling Completions (incl. student flats)	1,343	2,124	2,003	2,882	2,693	2,073	942	638	993	974	1,812	1,621	2,458	2,386	2,000	3,101	1,866	1,790	33,699	1,872
% Dwellings (including Purpose Built Student Accommodation) on Previously Developed Land	87.27%	92.84%	96.01%	99.55%	92.61%	95.95%	97.56%	95.30%	95.82%	94.25%	92.83%	97.78%	96.38%	95.81%	92.30%	92.65%	88.59%	85.70%	93.84%	93.84%
Minus losses through demolitions	1,475	638	380	356	162	242	294	184	118	19	29	176	177	46	7	1	8	3	4,315	240
Minus losses through conversion and change of use	0	16	19	40	24	27	18	7	13	17	18	13	33	36	18	17	8	13	337	19
Minus losses at Park Hill due to conversion *	0	0	0	295	295	294	0	0	0	0	0	0	0	0	0	0	0	0	884	49
Net Completions	-132	1,470	1,604	2,191	2,212	1,510	630	447	802	938	1,765	1,432	2,248	2,304	1,975	3,083	1,850	1,774	28,103	1,561
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	2,131	2,923	28,916	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	-281	-1,149	-813	-45
%Performance relative to requirement	-112.9%	143.4%	156.5%	213.8%	155.2%	106.0%	44.2%	31.4%	56.3%	65.8%	123.9%	78.7%	123.3%	119.9%	94.1%	145.2%	86.8%	60.7%	97.2%	94.0%



Figure 2: Sheffield Gross and Net Dwellings Completions 2004/05 to 2021/22

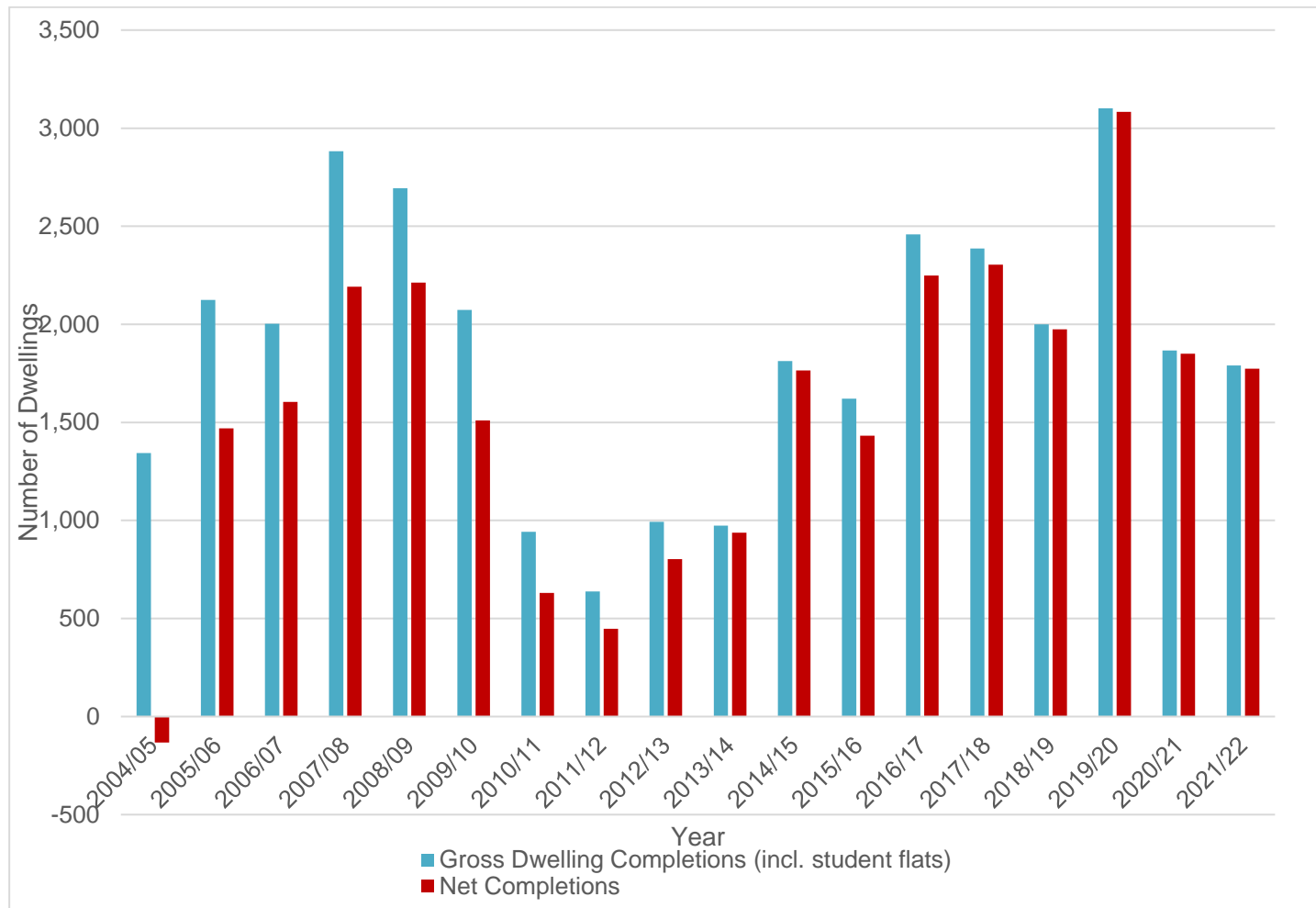


Figure 3: Sheffield Housing Market Areas and Planning Authority Boundary

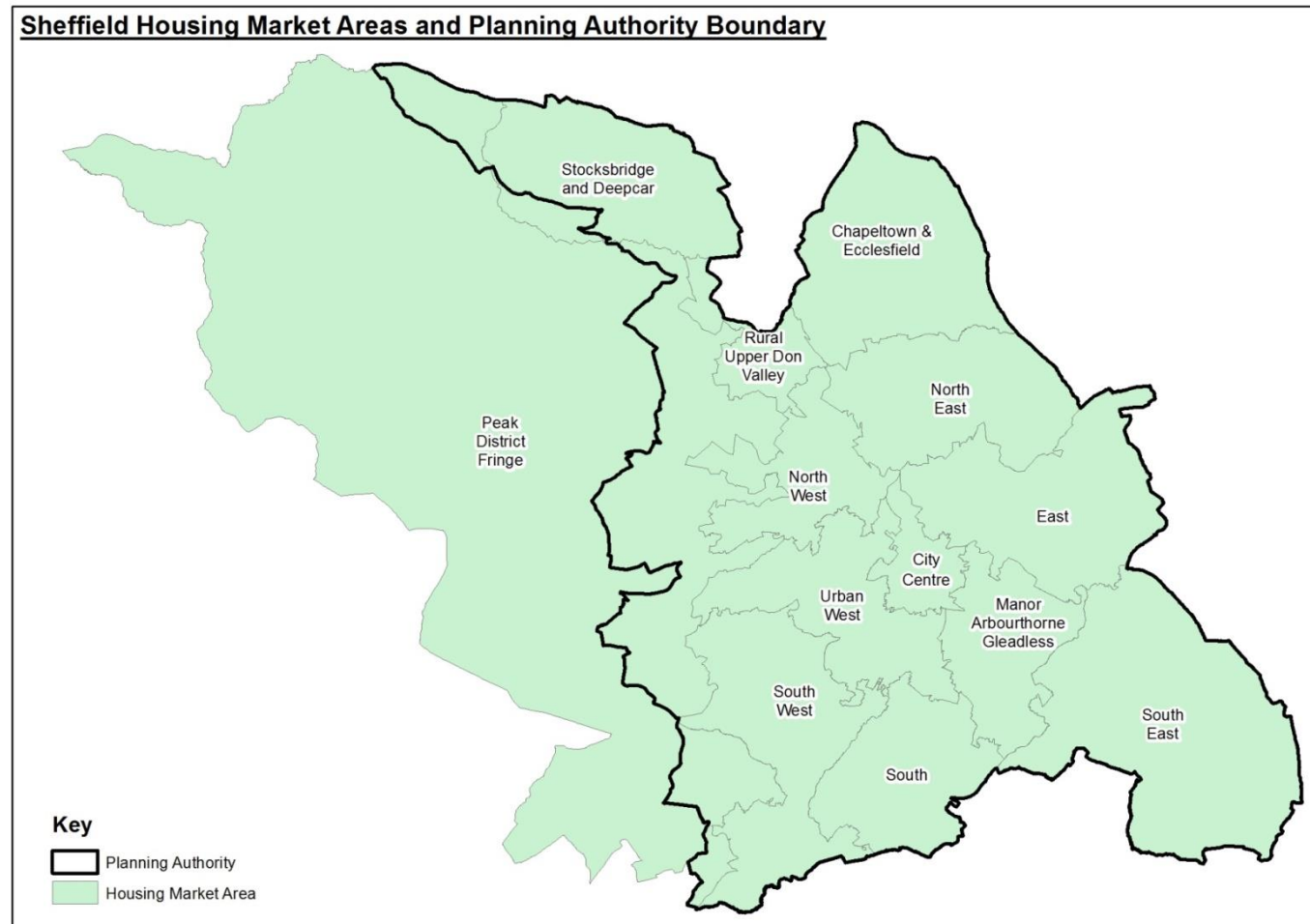


Table 13: Sheffield: Gross Dwelling Completions in 2021/22 – Site Size

Housing Market Area	Completions on Large Sites	Completions on Small Sites	Total Completions	% of Total Completions
Urban West	140	27	167	9%
Stocksbridge and Deepcar	7	8	15	1%
South West	0	10	10	1%
South East	97	7	104	6%
South	0	5	5	0%
Rural Upper Don Valley	0	0	0	0%
Peak District Fringe	2	2	4	0%
North West	47	19	66	4%
North East	261	10	271	15%
Manor Arbourthorne Gleadless	115	14	129	7%
East	2	5	7	0%
City Centre	996	0	996	56%
Chapelton & Ecclesfield	0	16	16	1%
Total	1667	123	1790	
	93%	7%		



Table 14: Sheffield: Gross Dwelling Completions in 2021/22– Dwelling Type

Housing Market Area	House	Apartment	Student Clusters	Total Completions
Chapelton & Ecclesfield	9	7	0	16
City Centre	7	548	441	996
East	4	3	0	7
Manor Arbourthorne Gleadless	120	9	0	129
North East	138	133	0	271
North West	10	56	0	66
Peak District Fringe	3	1	0	4
South	5	0	0	5
South East	82	22	0	104
South West	10	0	0	10
Stocksbridge and Deepcar	15	0	0	15
Urban West	20	147	0	167
Total	423	926	441	1790
	24%	52%	24%	



Table 15: Sheffield: Gross Dwelling Completions in 2021/22 – Size and Type

Category of Site	Total Dwellings	Apartments & Maisonettes					Houses & Bungalows					Purpose Built Student Accommodation (PBSA)	PBSA Bedspaces
		1 bed/ Studio	2 bed	3 bed	4+ bed	Total	1 bed	2 bed	3 bed	4+ bed	Total		
Large sites	1,667	633	214	13	0	860	0	84	189	93	366	441	1,922
Small sites*	123	35	27	4	0	66	0	9	27	21	57	0	0
Total	1,790	668	241	17	0	926	0	93	216	114	423	441	1,922
% of Total Completions		37%	13%	1%	0%	52%	0%	5%	12%	6%	24%	24%	



5. Housing Land Supply in Sheffield

- 5.1 This chapter provides an indicative housing land supply for the whole plan period 2022/23 to 2038/39. As discussed in the introduction, this report considers supply across the Local Plan period to 2038/39, including estimated deliverable sites during the initial 5-year period of the Plan. The 5 year housing land supply position at the current time (base date 1 April 22) is reported separately.
- 5.2 The update of the HELAA has distinguished sites by the status of development, and location based on the Sheffield Plan sub areas. The status categories are:

Table 16: Site Status Categories

Site Status	Definition
Sites with Planning Permission	Small and large ³² sites granted permission up to 31 March 2022; includes sites with full permission, outline permission and under construction/suspended. Some sites with planning permission are proposed for allocation in the Sheffield Plan.
Proposed Allocations	Sites without planning permission proposed for allocation in the Sheffield Plan.
Other Identified Sites	Sites assessed as being suitable for housing but not being proposed for allocation. Sites may have been previously included in the HELAA. These sites would be considered as 'windfalls' when they come forward for development.
Sites assessed as unsuitable	Sites in the Urban Area assessed as unsuitable for housing, including sites which were suggested to the Council in the 2019 Call for Sites and through the 2020 Local Plan Issues and Options consultation. See appendix 3.
Sites with policy constraints	Sites where policy restricts housing development, including industrial areas and the Green Belt.

³² Small sites are defined as less than 10 dwellings and large sites are 10 dwellings or more.



Sites with Planning Permission

- 5.3 On 31 March 2022, there were **13,820³³** dwellings with full or outline planning permission for housing and which have not yet been completed. **13,340 dwellings** on small and large sites had full permission (including where construction had been suspended). An additional 480 dwellings had outline planning permission.
- 5.4 Of the sites with full permission, 6,791³⁴ (50%) were actively under construction when completions analysis was undertaken in summer 2022.

Small Sites with planning permission

- 5.5 At 31 March 2022, there were permissions for 1,130 dwellings on **small sites**, including remaining capacity on sites already under construction. 1,059 of these dwellings have full planning permission (including where construction had been suspended) and, of those, 247 were actively under construction in summer 2022.
- 5.6 Previously the HELAA Working Group agreed that 70% of homes on small sites will be delivered, which would comprise 791 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 2022.
- 5.7 Table 17 shows the total housing land supply from 2022/23 to 2038/39 for large sites with planning permission and by the stage of development i.e. under construction, not started on site.

Table 17: Housing Land Supply – Large sites with Planning Permission

Site Category	Total Capacity 2022/23 to 2038/39
Large sites with full planning permission	12,281
- <i>Under Construction</i>	6,544
- <i>Not started</i>	4,738
- <i>Construction suspended</i>	999

³³ This figure includes **1,130** units on small sites in addition to the following distribution on large sites: **7,543** units under construction or construction suspended, **4,710** units with full planning permission which are not started (includes Office to Residential Prior Notification), and **437** units with outline planning permission.

³⁴ This figure includes 6,544 units on large sites and 247 units on small sites under construction in early summer 2022.



Large sites with outline planning permission	409
Gross Supply 2022/23 to 2038/39	12,690

Local Plan Allocations

5.8 Table 18 shows the total housing land supply from 2022/23 to 2038/39 on sites proposed for allocation in the Local Plan which do not have planning permission. A summary of the suitability of these sites has been provided in table 18 below.

5.9 All Local Plan site allocations are assumed to be deliverable within the Plan period. Those with less certainty are assumed to be delivered in the final 5 years of the Plan period, before which there will have been a number of opportunities to refine the evidence base for those later sites, as well as at least one review of the Plan.

Table 18: Housing Land Supply – Local Plan allocations (without planning permission)

Site Category	Total Capacity 2022/23 to 2038/39
Local Plan allocations	
- <i>Central sub-area</i>	10,319
- <i>Remaining urban area</i>	4,224
- <i>Previously developed land proposed for release from Green Belt</i>	270
Gross Supply 2020/21 to 2037/38	14,813

Other Identified Sites

5.10 The HELAA includes a number of sites that we have assessed as potentially being suitable for housing, but which have not been proposed for allocation in the Draft Sheffield Plan. The Site Selection Methodology describes in greater detail the process by which sites for allocation have been chosen. The breadth of other identified sites provides evidence to support assumptions made about the likelihood of larger windfalls (non-allocated sites) coming forwards during the latter part of the Plan period.

5.11 We estimate that there is capacity for around 5,119 homes on sites in this category, although achievability will vary depending on specific site



circumstances. Around 2,275 of the capacity is on sites within the Central sub-area with further substantial amounts of land in the East and Northwest Sub-Areas. There is insufficient certainty to enable these sites to be allocated in the Publication Draft Sheffield Plan and, consequently, if granted planning permission they would come forward as windfalls. However, the capacity is in excess of the estimated 4,675 homes to come forwards on large windfall sites over the Plan period, which gives support for the likelihood of there being enough land for this number of homes to forward in the city on windfall sites.

Sites Assessed as Unsuitable

- 5.12 Where respondents to the most recent 2019 'Call for Sites' and during the 2020 Issues and Options consultation 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).
- 5.13 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 3.18 to 3.20), 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.
- 5.14 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 Sites that are assessed as 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 Sheffield Plan Housing Land Supply and Trajectory

- 5.15 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 2038/39) is 35,488 dwellings. 89% of the known supply is on wholly previously developed land.
- 5.16 Table 20 below shows an illustrative trajectory for the Local Plan period, including the Plan's initial 5-year supply period from 2024/25 to 2028/29. Note that the initial Plan period 5-year supply is calculated with respect to the housing requirement set out in the Publication Draft Sheffield Plan – 2,040 net additional homes per year. The 5-year housing land supply position published separately for the period 2022/23 – 26/27 which covers the current supply period, is calculated with respect to the Local Housing Need figure following the Government's standard method – currently 3,018 net additional homes per annum.



Sheffield Housing and Economic Land Availability Assessment
Housing Land Supply in Sheffield

Table 19: Summary of Overall Local Plan Housing Land Supply 2022/23 to 2038/39

Location/ Site Status	Number of dwelling 2022/23 to 2038/39
Central Sub-Area	18,506
Large Sites with Planning Permission	281
Proposed allocated sites with permission	7,906
Proposed allocated sites without permission	10,319
Other Sub-Areas	8,997
Large Sites with Planning Permission	348
Proposed allocated sites with permission	4,155
Proposed allocated sites without permission	4,494
Small Site allowance (including windfalls)	3,400
Large Site Windfall allowance	4,675
Total for Sheffield District	35,578
% dwellings on previously developed land ³⁵	89%

Table 20: Sheffield Plan Trajectory 2022/23 to 2038/39

	Prior to Plan adoption 2022/23 and 2023/24	Plan years 1 to 5	Plan years 6 to 10	Plan years 11 to 15	Total (17 years)
Large sites with planning permission	510	110	9	0	629
Proposed allocated sites with permission	3,728	7,271	967	95	12,061
Proposed allocated sites without permission	0	4,937	4,938	4,938	14,813
Small sites allowance	400	1,000	1,000	1,000	3,400
Large site windfall allowance	0	0	2,340	2,335	4,675
Total (gross)	4,638	13,318	9,254	8,368	35,578
Estimated losses	100	250	250	250	850
Net completions	4,538	13,068	9,004	8,118	34,728

³⁵ Calculated: 24,374 dwellings wholly on previously developed land out of a total of 27,503 dwellings on both previously developed and greenfield land. The figure excludes windfalls, and only includes large sites over 10 dwellings.



Sheffield Housing and Economic Land Availability Assessment
Housing Land Supply in Sheffield

Annual average	2,269	2,614	1,801	1,624	2,043
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6. Economic Land Supply

Sheffield Employment Land Review (ELR)

- 6.1 This assessment of economic land need and 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 (2020) and the Publication Draft Sheffield Plan (2022).³⁶
- 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) (note that the B1 Use Class has since been removed and replaced with a new Class E that covers a range of economic uses. Elements of Class E that relate to the former B1 Class now form part of the employment need and supply). Therefore, only these uses are classed as economic development for the purposes of the HELAA. A later study has looked at the need for land and the supply of retail and leisure sites.³⁷
- 6.3 The 2020 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 is in line with national Planning Practice Guidance (PPG) to work with other planning authorities in the functional economic market area, local businesses and the LEP when assessing the need for land³⁸. A summary of this SELA report can be found on the SCR website.³⁹
- 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. This need for employment land was updated and reassessed in an ELR Update, produced in 2021, that examined the impact of Covid and Brexit.⁴⁰ A Logistics Study⁴¹ has also been produced to assess the “distinct locational

³⁶ Sheffield Employment Land review 2020 -

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

³⁷ 2022 Retail and Leisure Study

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>

³⁸ 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>

³⁹ <https://moderngov.sheffieldcityregion.org.uk/ieListDocuments.aspx?CId=154&MID=266#AI2941>

⁴⁰ <https://www.sheffield.gov.uk/planning-development/sheffield-plan-background-studies-reports>

⁴¹ 2022 Logistics Study

<https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>



requirements” of logistics as identified in PPG for Housing and Economic Development Needs Assessments.⁴²

- 6.5 The HELAA will help determine whether the supply of economic land is likely to meet future needs⁴³. A variety of methodologies were used to inform the appropriate level of need for offices, industry and distribution/warehousing, as well as logistics over a wider market area than just Sheffield. 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 and Logistics Study, but in some cases may vary from the recommendations if further relevant information has become available that was not known at the time of the surveys.

National Planning Practice Guidance (PPG)

- 6.6 The Government has published Planning Practice Guidance (PPG) for HELAAs which was updated in July 2019.⁴⁴ The PPG states that the HELAA should assess sites’ *“suitability for development and the likelihood of development coming forward (the availability and achievability)”*⁴⁵. 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**.
- 6.7 The PPG recommends that an indicative trajectory of the amount of economic development that can be provided is included in the assessment⁴⁶. 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

- 6.8 Some of the economic sites also have potential for housing as identified in the ELR. The ELR assumes that 4.23 hectares of employment land per year will be developed for housing and other non office, business or industrial uses. Other sites were identified in the ELR as unsuitable for employment uses but

⁴² <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> - Paragraph: 031 Reference ID: 2a-031-20190722

⁴³ 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>

⁴⁴ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴⁵ 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>

⁴⁶ Housing and Economic Land Availability Assessment Paragraph: 024 Reference ID: 3-024-20190722



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

- 6.9 The ELR and subsequent assessment has identified 72 sites that could potentially contribute to the city's economic land supply.
- 6.10 The proposed allocated sites in the Publication Draft Sheffield Plan provide **171.42 hectares** of net developable employment land. Of this 6.81 hectares is allocated for office use and 40.92 hectares already has planning permission. These are sites that are either suitable for economic development only or a mix of economic and housing uses. This represents a 13.4 year supply of employment land based on an annual need of 12.8 hectares per year⁴⁷.
- 6.11 A list of the sites that make up the employment land supply is included as Appendix 4.
- 6.12 In addition to the ELR sites, a further 11 sites were put forward as part of the Call for Sites process, though the majority of these sites are in the Green Belt or have other policy constraints. These sites would provide an additional 50.4 hectares of net economic development land.

Further Future Potential

- 6.13 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.

⁴⁷ The Publication Draft Sheffield Plan sets an employment land need of 12.8 hectares per year (2.9 hectares per year for offices and 9.9. hectares per year for business and industry, including 1.3 hectares per year for logistics).



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 housing⁴⁸. Furthermore, in line with National Practice Guidance the HELAA will be kept up-to-date as part of local authorities' monitoring process and to crucially to support the Local Plan as it progresses through examination to adoption.
- 7.2 The 5 year housing land supply position is published as a separate report with the next review commencing after 1. April 2023.

⁴⁸ National Planning Policy Framework, Department for Communities and Local Government, July 2021, paragraph 74.



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)
Sheffield City Centre (Regional Centre)		
City Centre (in, or within 100m of, the Core Retail Area)	300 dwellings/ha	All apartments
Other sites within or at the edge (within 400m) of the City Centre	140 dwellings/ha or 70 dwellings per hectare depending on site characteristics	140 dph – All apartments 70 dph – 50% houses, 50% apartments
Town Centres		
Rotherham Town Centre (Sub-Regional Town) (in, or within 100m of, the Core Retail Area)	40 dwellings/ha	90% houses, 10% apartments
In, or within easy walking distance of, Stockbridge; Chapeltown/High Green District Centres (Principal Towns)	50 dwellings/ha	70% houses, 30% apartments
Urban areas of Rotherham within easy walking distance of a Local or District Centre	40 dwellings/ha	90% houses, 10% apartments
Other Accessible Urban Locations		



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

In, or within easy walking distance of, Meadowhall or a District Shopping Centre	50 dwellings/ha	70% houses, 30% apartments
Within easy walking distance of a Supertram stop or a high frequency bus route	40 dwellings/ha	90% houses, 10% apartments
Less Accessible Urban Locations		
Remaining parts of the urban areas (Regional Centres; Sub-Regional Towns; Principal Towns)	35 dwellings/ha	All houses
Rural Locations		
Larger villages (Local Service Centres), smaller villages and rural areas	30 dwellings/ha	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



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

>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 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Sheffield	1.55	148	9	148	0	Brownfield
S00675	Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington)	Sheffield	2.47	140	140	140	0	Brownfield
S00679	Brearley Forge, Sheffield Housing Company, Phase 3 & 4, Collison Road/Adrian Crescent/ Falstaff Road	Sheffield	2.80	106	58	75	31	Greenfield
S00702	'Eclipse', Phase D, Stonecliffe Road, Manor	Sheffield	5.84	181	11	181	0	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S00712	Skye Edge Avenue A	Sheffield	2.30	113	63	113	0	Brownfield
S00730	Hallam Towers, Manchester Road, S10	Sheffield	1.32	110	103	103	7	Brownfield
S00750	Former Eon Works Earl Street Sheffield S1 4PY	Sheffield	0.15	162	162	162	0	Brownfield
S00754	I Grunwerg Ltd Silversteel House 29-49 Rockingham Street Sheffield S1 4EA	Sheffield	0.48	232	232	232	0	Brownfield
S00756	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	Sheffield	0.47	355	355	355	0	Brownfield
S00788	Land At the Rear Of 13 And 42 Coppice Close Sheffield S36 1LS	Stocksbridge	1.71	27	7	14	13	Greenfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S00821	Connect @ Halfway (Oxclose Farm)	Sheffield	8.18	207	50	173	34	Greenfield
S01133	Hare and Hounds, Church Street, Stannington	Sheffield	0.40	38	38	38	0	Greenfield
S01581	Land Adjoining 6 Woodbury Road S9 1NZ	Sheffield	1.15	21	4	13	8	Brownfield
S01593	Parson Cross College (NE) – Remington Rd/ Montenev Rd New Parson Cross Masterplan Area	Sheffield	5.29	165	29	165	0	Brownfield
S01795	Site of Tannery Lodge, 520 Stradbroke Road	Sheffield	0.56	12	12	12	0	Greenfield/ Brownfield
S02176	University of Sheffield 343/343a Fulwood Road, Sheffield S10 3BQ	Sheffield	0.24	12	8	12	0	Brownfield
S02259	Spectrum Apartments (formally RJ	Sheffield	0.14	42	42	42	0	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
	Stokes), 20 Egerton Street, S1 4JX							
S02529	Former Cradock School Site, Sheffield S2 2JZ	Sheffield	3.17	96	23	96	0	Greenfield
S02610	Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ	Sheffield	0.36	18	18	18	0	Brownfield
S02859	Baldwins Omega Ltd Brincliffe Hill Sheffield S11 9DF	Sheffield	0.83	52	16	16	36	Brownfield
S03063	Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE	Sheffield	1.04	48	2	2	46	Brownfield
S03203	Fox Hill Place Sheffield S6 1GE	Sheffield	3.83	167	30	32	135	Greenfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S03358	130 – 142 Langsett Road Sheffield S6 2UB	Sheffield	0.08	14	3	3	11	Brownfield
S03386	Site Of 82 – 84 Winter Street Sheffield S3 7ND	Sheffield	0.11	151	151	151	0	Brownfield
S03390	Clamark House 55 – 65 Stalker Lees Road Sheffield S11 8NP	Sheffield	0.15	13	1	3	10	Brownfield
S03462	14 – 18 West Bar Green Sheffield S1 2DA	Sheffield	0.06	31	17	17	14	Brownfield
S03500	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Sheffield	0.21	12	1	12	0	Brownfield
S03644	Park Hill (Phase 2)	Sheffield	1.62	199	4	4	195	Brownfield
S03662	Site Of Former 132 To 180 Berners Road Sheffield S2 2BU	Sheffield	0.41	18	18	18	0	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S03686	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Sheffield	1.29	19	2	19	0	Greenfield
S03891	The Grange, 11 Stanwood Road Sheffield S6 5JE		0.52	20	6	20	0	Greenfield/ Brownfield
S03892	Brockwood Park Centre Station Road Woodhouse Sheffield S13 7QH		0.24	17	17	17	0	Brownfield
S04000	Walkley Working Mens Club 207 Providence Road Sheffield S6 5BH		0.23	11	11	11	0	Brownfield
S04186	4 And 6 Paradise Square Sheffield S1 2DE		0.03	11	5	11	0	Brownfield
S04347	Site Of 52-54 Garden Street, Sheffield S1 4BJ	Sheffield	0.04	19	19	19	0	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S00148	Former Occupational Training Centre	Chapeltown	0.46	5	2	2	3	Brownfield
S00159	Land Adjacent 53 Beighton Road, Woodhouse, Sheffield	Sheffield	0.35	8	2	5	3	Greenfield
S01278	Barnes Hall Farm, Bracken Hill, Burncross, Sheffield 35 1RD	Rural	0.52	7	1	5	2	Greenfield
S01381	Land Adjacent to 24 Bassledene Road, Sheffield	Sheffield	0.16	7	5	5	2	Brownfield
S02136	139 Queen Victoria Road	Sheffield	0.13	1	1	1	0	Greenfield
S02306	Land Between 574 And 582 Manchester Road Stocksbridge Sheffield	Stocksbridge	0.16	5	5	5	0	Greenfield
S02577	Land Between 8 And 12 Cowley Drive Sheffield S35 1SW	Chapeltown	0.04	2	1	2	0	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S02691	Land at the Junction Of Middlewood Road And Middlewood Drive Sheffield	Sheffield	0.07	5	5	5	0	Greenfield
S02866	27 Scott Road Sheffield S4 7BE	Sheffield	0.05	2	2	2	0	Brownfield
S03329	14 Tpton House Road Sheffield S10 5BY	Sheffield	0.06	8	8	8	0	Brownfield
S03387	245 Walkley Road Sheffield S6 2XN	Sheffield	0.02	4	1	1	3	Brownfield
S03513	129 Middlewood Road And 1-7 Leader Road Sheffield S6 4HB	Sheffield	0.02	6	6	6	0	Brownfield
S03551	Townend Farm Townend Lane Sheffield S36 2TS	Stocksbridge	0.07	1	1	1	0	Brownfield
S03558	Fashion Ways 621 Greenland Road Sheffield S9 5HH	Sheffield	0.03	2	2	2	0	Brownfield
S03612	Land Adjacent No 42 Abbey View Road Sheffield S8 8RE	Sheffield	0.11	5	5	5	0	Greenfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S03637	Land Adjacent And To The Rear Of 266 Bellhouse Road Sheffield S5 6HT	Sheffield	0.05	2	2	2	0	Greenfield
S03656	Land Between James Walton Court And Station Road James Walton Court Sheffield S20 3GY	Sheffield	0.05	1	1	1	0	Greenfield
S03679	Land Adj 409 Stannington Road Sheffield S6 5QN	Sheffield	0.01	1	1	1	0	Brownfield
S03735	Within The Curtilage Of 109 Hallam Grange Rise Sheffield S10 4BE (now 42 Westminster Avenue)		0.03	1	1	1	0	Greenfield
S03739	Chiropody Surgery 203 Crookes Valley Road Sheffield S10 1BA		0.01	1	1	1	0	Brownfield
S03775	250 Thompson Hill Sheffield S35 4JW		0.20	9	4	5	4	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S03790	Within The Curtilage Of 2 Linden Crescent Shefld S36 1DF	Stocksbridge	0.03	1	1	1	0	Greenfield
S03801	The Gate House New Hall Farm New Hall Lane Sheffield S36 4AE		0.08	1	1	1	0	Greenfield
S03805	Wigley Farm Ringinglow Road Sheffield S11 7TD	Rural	0.04	1	1	1	0	Greenfield
S03806	Curtilage Of Croft House 9 Nook End Sheffield S6 6AR		0.04	1	1	1	0	Greenfield
S03807	Land Between 5 And 15 Wellington Road Sheffield S6 5PE		0.06	2	1	1	1	Greenfield
S03808	Land Between 171 And 173 Cross Hill		0.04	1	1	1	0	Greenfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
	Sheffield S35 9WS							
S03843	6 Stone Lane Sheffield S13 7BR		1.55	2	1	1	1	Brownfield
S03899	Vertebrate Graphics Limited 228 Psalter Lane Sheffield S11 8UT	Sheffield	0.02	4	3	3	1	Brownfield
S03910	32 Stumperlowe Hall Road Sheffield S10 3QS	Sheffield	0.17	1	1	1	0	Brownfield
S03940	600 Earl Marshal Road Sheffield S4 8FB	Sheffield	0.02	1	1	1	0	Brownfield
S03965	NatWest 72 Middlewood Road Sheffield S6 4PB	Sheffield	0.05	4	4	4	0	Brownfield
S03978	34 Blackbrook Road Sheffield S10 4LQ	Sheffield	0.09	2	1	1	1	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S03997	RBS 184 – 186 Whitham Road Sheffield		0.02	3	3	3	0	Brownfield
S04004	Land Adjacent 9 Heyhouse Way Sheffield	Sheffield	0.04	1	1	1	0	Greenfield
S04179	Site Of 5 Rosamond Drive Sheffield S17 4LW		0.20	5	4	4	1	Greenfield/ Brownfield
S04182	55 Glencoe Road Sheffield S2 2SQ		0.04	4	4	4	0	Brownfield
S04183	Land to the Rear Of 43 Woodhouse Lane Beighton Sheffield S20 1AA		0.07	1	1	1	0	Brownfield
S04184	Site Of Former Yew Lane Community Centre Creswick Lane Sheffield S35 8NN		0.11	4	3	3	1	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S04223	9 Spinkhill Avenue Sheffield S13 8FA	Sheffield	0.03	2	1	1	1	Brownfield
S04230	11 Victoria Road Broomhall Sheffield S10 2DJ		0.16	8	8	8	0	Brownfield
S04271	912 City Road Sheffield S2 1GQ	Sheffield	0.05	9	5	5	4	Brownfield
S04300	129 Dykes Hall Road Sheffield S6 4GR	Sheffield	0.04	2	2	2	0	Brownfield
S04305	114 Hatfield House Lane Sheffield S5 6HZ	Sheffield	0.02	2	2	2	0	Brownfield
S04342	10 Wilcox Road, Sheffield S6 1BR	Sheffield	0.02	2	2	2	0	Brownfield
S04361	L A Marketing Ltd, The Old Chapel, Lane End, Sheffield S35 2UH	Chapelton	0.09	7	7	7	0	Brownfield
S04442	14 School Green Lane, Sheffield S10 4GQ	Sheffield	0.11	3	2	2	1	Brownfield



Sheffield Housing and Economic Land Availability Assessment
Appendix 2: Sheffield: List of Sites Delivering Completions in 2021/22

Site Reference	Address	Settlement Name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2021/22	Total Dwellings Built	Remaining Capacity	Greenfield or Brownfield
S04479	15 Rotherham Road, Handsworth, Sheffield S13 9LJ	Sheffield	0.05	1	1	1	0	Brownfield
S04524	80 Wath Road, S7 1HE	Sheffield	0.02	3	3	3	0	Brownfield



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 3.18 to 3.20 of HELAA methodology

Site Status – for definitions see Table 16 (Chapter 5)

Suitability, Availability, Achievability – for definitions see tables 3, 4 and 5.

Site Reference	Site Address	Housing Market Area	Site Status	Gross Site Area (ha)	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, Land to the south of Station Road, S20 3GW	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 3G7	South East	Assessed as Unsuitable	0.98	Yes	Open Space	0.06	0	N/A	Greenfield	Available now	Not achievable	No
S04117	Land to the east of Vine Grove Farm, Mosborough, S20 5FE	South East	Assessed as Unsuitable	1.99	Yes	Local Nature Site	0	0	N/A	Greenfield	Available now	Not achievable	No
S04139	Sheffield Transport Sports Ground, Greenhill Main Road, S8 7RH	South	Other Identified Site	7.56	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No
S04144	Land to the south of Broomfield Lane, S36 1QQ	Stocksbridge	Assessed as Unsuitable	4.89	Yes	Open Space, Ecological	0	0	N/A	Greenfield	Available now	Not achievable	No
S04035	Land to the west of Periwood Lane, S8 0HZ	South	Assessed as Unsuitable	0.12	Yes	Open Space	0	0	N/A	Greenfield	Available now	Not achievable	No
S01230	Land adjacent to Sheffield Hallam University Sports Park, Bawtry Road, S9 1UA	East	Assessed as Unsuitable	4.38	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No



Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S04392	SV01	Buildings at Cross Turner Street, S2 4AB	0	1.45	0			0	Office
S00746	CW03	West Bar Square	368	1	0			0	Mixed Use
S00063	NES09	Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	53	0.84	0			0	Mixed Use
S03178	ES21	Land between Prince of Wales Road and Station Road, S9 4JT	28	0.55	0			0	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S04390	CW04	Buildings at Dixon Lane and Haymarket, S2 5TS	75	0.53	0			0	Mixed Use
S02093	SV02	Land at Midland Station, Cross Turner Street, S1 2BP	0	0.53	0			0	Office
S02098	HC01	Land at Carver Street and Carver Lane, S1 4FS	0	0.37	0			0	Office
S03078	CW02	Castlegate (Shude Hill)	0	0.26	0			0	Office
S00739	SV05	K.T Precision Engineering and land adjacent, Turner Street, S2 4AB	42	0.21	0			0	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S02911	SV03	Land at Harmer Lane and Sheaf Street, S1 2BS	0	0.15	0			0	Office
S03080	CW01	Castlegate (Exchange Place)	0	0.08	0			0	General Employment
S04379	CW05	George Marshall (Power Tools) Ltd, 18 Johnson Street	56	0.07	0			0	Mixed Use
S04670	CW06	29-57 King Street, S3 8LF	19	0.07	0			0	Mixed Use
S00044	HC06	113-125, Pinstone Street, S1 2HL	9	0.05	0			0	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S01521	CW07	2 Haymarket And 5-7 Commercial Street, S1 1PF	5	0.03	0			0	Mixed Use
S02576	CW08	First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	3	0.02	0			0	Mixed Use
S03165	ES01	Land to the south of Meadowhall Way, S9 2FU	0	0	16.6			0	General Employment
S03176	ES06	Outokumpu, Shepcote Lane	0	0	15.78			0	Industrial
S03195	NES01	Smithywood, Cowley Hill, Chapeltown	0	0	11.32			0	General Employment
S00822	SES04	Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR	0	0	7.9			0	Industrial



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S03219	NES03	Land to the west of Blackburn Road, S61 2DW	0	0	6.45			0	Industrial
S03081	ES02	Alsing Road Car Park and Meadowhall Interchange, S9 1EA	0	0	5.54			0	General Employment
S03451	NES04	Gas Works, Newman Road, S9 1BT	0	0	3.91			0	Industrial
S04066	SES05	Land to the east of New Street, S20 3GH	0	0	3.75			0	Industrial
S03450	ES07	Land at Europa Way, S9 1TQ	0	0	3.38			0	Industrial
S02464	ES03	M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	0	0	3.24			0	General Employment



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S03175	ES08	Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	0	0	2.6			0	Industrial
S03185	NWS03	Airflow Site, Land at Beeley Wood Lane, S6 1QT	0	0	2.36			0	General Employment
S04102	NWS04	Allotments to the south of Wardsend Road North, S6 1LX	0	0	0	2.35		0	General Employment
S03714	ES09	710 Brightside Lane, S9 2UB	0	0	2.14			0	Industrial
S04126	NES05	Land between Grange Mill Lane and Ecclesfield Road, S9 1HW	0	0	2.01			0	Industrial



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S02416	NWS01	Land and buildings at Penistone Road North, S6 1QW	0	0	2			0	General Employment
S02893	ES20	Darnall Works, Darnall Road, S9 5AB	80	0	2			0	Mixed Use
S03449	ES10	Land to the north of Europa Link, S9 1TN	0	0	1.6			0	Industrial
S03170	ES11	Land at Shepcote Lane, S9 5DE	0	0	1.37			0	Industrial
S03173	SES01	Land at Orgreave Place, S13 9LU	0	0	1.29			0	General Employment
S03154	NES07	Upwell Street/Colliery Road (North)	0	0	1.27			0	Industrial
S01222	KN01	Land at Parkwood Road, S3 8AB	0	0	1.2			0	General Employment



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S03184	ES12	Land adjacent to 232 Woodbourn Road, S9 3LQ	0	0	1.19			0	Industrial
S03169	ES13	Land at Lumley Street, S4 7ZJ	0	0	1.1			0	Industrial
S03196	NES06	Land to the north of Loicher Lane, S35 9XN	0	0	1.06			0	Industrial
S03177	ES05	Pic Toys, Land to the north of Darnall Road, S9 5AH	0	0	0	1		0	Industrial
S03192	SD01	Ernest Thorpe's Lorry Park, Land adjacent to the River Don, Station Road, S36 2UZ	0	0	0.89			0	General Employment



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S03166	ES14	Rear of Davy McKee, Land to the east of Prince of Wales Road, S9 4BT	0	0	0.89			0	Industrial
S03215	SES02	Land adjacent to the River Rother, Rotherham Road, S20 1AH	0	0	0.82			0	General Employment
S03590	NWS05	Land to the northwest of Wardsend Road, S6 1RQ	0	0	0	0.74		0	Industrial
S03190	NES02	Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX	0	0	0.67			0	General Employment
S03167	ES15	Land to the northeast of Barleywood Road, S9 5FJ	0	0	0.67			0	Industrial



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S00827	ES16	Former Dr John Worrall School, Land at Brompton Road, S9 2PF	0	0	0.64			0	Industrial
S03179	ES17	Land at Ripon Street, S9 3LX	0	0	0.59			0	Industrial
S03213	SES06	Warehouse and land adjacent, Meadowbrook Park, S20 3PJ	0	0	0.57			0	Industrial
S03212	SES07	Land at New Street and Longacre Way, S20 3FS	0	0	0.51			0	Industrial
S03186	NWS06	Land at Wardsend Road, S6 1RQ	0	0	0	0.5		0	Industrial
S03171	ES18	Land at Catley Road, S9 5NF	0	0	0.48			0	Industrial



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S03444	NWS07	Land adjacent to Elsworth House, Herries Road South, S6 1PD	0	0	0.42			0	General Employment
S03168	ES19	Land adjacent to 58-64 Broad Oaks, S9 3HJ	0	0	0.41			0	Industrial
S03194	NES08	Land adjacent to Yarra Park Industrial Estate and Station Road, S35 9YR	0	0	0.4			0	Industrial
S02090	NES10	Land at Wordsworth Avenue and Buchanan Road, S5 8AU	32	0	0.05			0	Mixed Use
S00174	SWS01	Land adjacent to 112 London Road, S2 4LR	15	0	0.02			0	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S02852	NWS29	Former Sheffield Ski Village, S3 9QX	0	0	0			10.91	Leisure and Recreation
S04632	SES03	Land to the east of Eckington Way, S20 1XE	0	0	0	5.35			Industrial and Traveller Site
S03159	NWS02	Land at Wallace Road, S3 9SR	0	0	0	4.04			General Employment
S03453	HC03	Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	1006	0	0			1.6	Mixed Use
S04136	ES04	Land at Sheffield Road, S9 2YL	0	0	0	1.22			General Employment
S03454	SV04	Decathlon, Eyre Street, S1 3HU	303	0	0			0.84	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S04146	HC02	Orchard Square Shopping Centre, S1 2FB	0	0	0			0.61	Retail
S03647	HC04	NCP Furnival Gate Car Park, Matilda Street, S1 4QY	100	0	0			0.34	Mixed Use
S03902	HC05	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	52	0	0			0.3	Mixed Use
S02711	SU02	10-22 Regent Street and 2 Pitt Street, S1 4EU	32	0	0			0.11	Mixed Use



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

Site Ref	Sheffield Plan Allocation Reference	Address	Homes	E(g)(i) & (ii) (Hectares)	E(g)(iii), B2 & B8 (Hectares)	E(g)(iii) ONLY (Hectares)	E(g), B2 & B8 (Hectares)	Net (Other) Employment (Hectares)	Site Use
S04169	KN02	147-154 Harvest Lane, S3 8EF	0	0	0			0.06	General Employment
S04548	NWS08	Land At Junction With Cobden View Road, Northfield S10 1QQ	13	0	0			0.06	Mixed Use
S02379	SU01	178 West Street, Sheffield, S1 4ET	0	0	0			0.05	General Employment
TOTAL SUPPLY				6.81	149.41		171.42	20.58	

Employment Sites with Planning Permission

Site Ref	Homes	E(g)(i) & (ii)	E(g)(iii), B2 & B8	E(g)(iii) ONLY	Net(Other) Employment Site Area	Site Status	Site Use
S03189	0	0	4.9	0	0	Planning Permission	General Employment



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

S00122	8	0	0	0	1.03	Planning Permission	Mixed Use
S03160	0	0	0.37	0	0	Planning Permission	Industrial
S03180	0	0	22.6	0	0	Planning Permission	General Employment
S03464	32	0	0.99	0	0	Planning Permission	General Employment
S03494	0	0.46	0	0	0	Planning Permission	Office
S03646	0	0	1.46	0	0	Planning Permission	General Employment
S03655	23	0.14	0	0	0	Planning Permission	Office
S03764	0	0	0	0	4.67	Planning Permission	Office
S03765	0	0	10	0	0	Planning Permission	General Employment



Sheffield Housing and Economic Land Availability Assessment
Appendix 4: Employment Land Sites

S03988	174	0	0	0	0	Planning Permission	Office
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