

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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Additional Appendixes (available separately)

Appendix 2A: Sites on the Brownfield Register – Pro forma	
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1. Introduction

- 1.1 There are two purposes to this report:
- a. To set out the current annual **housing requirement** for Sheffield, taking account of the Government's standard methodology for calculating local housing need (LHN)¹, and therefore to calculate the 5-year housing land requirement, including consideration of the appropriate buffer to be used.
 - b. To identify the sources of housing land that contribute towards the deliverable **housing land supply** and confirm Sheffield's current 5-year housing land position at 1st April 2023. Evidence to support the assessment of deliverability is documented in the appendices.
- 1.2 The 5-year period covered by this report runs from 1st April 2023 to 31st March 2028 inclusive.

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> paragraph 004



2. Housing Requirement

- 2.1 A **5-year housing land supply** is a supply of specific, deliverable sites sufficient to provide 5-years' worth of housing in addition to an appropriate buffer (NPPF, paragraph 74)². The baseline against which the deliverable supply of housing land is assessed is the housing requirement; in Sheffield's case the local housing need figure.
- 2.2 Since 2018, the **minimum number of homes needed in each local authority area** must be calculated using the Government's standard method in national planning guidance³. This is the starting point for setting the housing requirement in each local authority's local plan. The National Planning Policy Framework (NPPF) (footnote 39 in relation to paragraph 74) says that where the strategic policies in the local plan are more than 5 years old (unless they have been reviewed and found to not require updating), the local housing need figure should be used to calculate the housing requirement.

For Sheffield, the requirement calculated for 2023 is

3,038 net additional homes per year.

- 2.3 To calculate the housing requirement, the baseline of national household projections is used as a starting point and this is then modified to take account of market signals. This approach reflects house prices relative to earnings.
- 2.4 The demographic baseline used is the 2014-based household projections, taking the annual average rate of household growth over a 10-year period (in this case 2023 – 2033)⁴.
- 2.5 The second stage of the methodology is to adjust the annual number of new homes needed to take account of the affordability of homes. Affordability ratios for median house prices in relation to median earnings are used to adjust the demographic baseline figure⁵. Using this methodology Sheffield's current local affordability ratio is 6.18.

² [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework) revised 05 September 2023

³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> paragraph 004

⁴ Over the 10-year period from 2023, the number of households is projected to rise from 253,055 in 2023 to 272,863 in 2033. This represents an addition of 19,808 households (1,981 per year on average).

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



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Housing Requirement

- 2.6 In December 2020 the Planning Practice Guidance was revised to include a fourth stage. This introduces a 35% uplift on the base local housing need figure for London and the 19 other largest towns and cities in England (including Sheffield). The result of this additional stage is to uplift Sheffield's base figure from 2,251 to 3,038 homes per annum.
- 2.7 The full calculation is set out as follows:

$$\text{Adjustment factor} = \left[\frac{\text{local affordability ratio} - 4}{4} \right] \times 0.25 = 0.13625$$

Local housing need = ((1 + adjustment factor) x projected household growth) + 35%

For Sheffield (2022) this would be (1.13625 x 1,981) x 1.35 = **3,038** new homes

- 2.8 The local housing need figure will be updated annually, following the publication of affordability ratios each March.

Appropriate buffer

- 2.9 Paragraph 74 of the NPPF states that the supply of deliverable sites should also include a buffer of 5% to ensure choice and competition in the market for land. There are certain circumstances in which local authorities would be required to add a higher buffer, as noted in paragraph 2.10 below.
- 2.10 The Housing Delivery Test (HDT)⁶ provides a measure, calculated over a 3-year rolling period, of net housing delivery compared to the housing requirement. Where delivery falls below the requirement, the NPPF prescribes certain measures including publication of an action plan (below 95%) (paragraph 76) and use of a 20% buffer (below 85%) (paragraph 74). The most recent (2022) Housing Delivery Test results were published in January 2022⁷; these showed Sheffield's delivery was 127%. The 2022 HDT has not been published, but it is estimated that Sheffield's delivery was 121%⁸. This provides evidence that there is no significant under-delivery in Sheffield and therefore the 5% buffer to ensure choice and competition on top of the 5-year housing land requirement applies.
- 2.11 Sheffield's net housing requirement for the 5-year period 2023/24 to 2027/28 is therefore:

Current local housing need figure	3,038
5-year requirement (2023/24 to 2027/28): 5-years @ 3,038 per year	15,192
Plus 5% buffer to ensure competition and choice	760
Total net 5-year requirement	15,952

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

⁷ <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

⁸ 2022 HDT measurement taking account of delivery over the 3 year period 2019/20 – 2021/22, is 121%.



3. Housing Land Supply

- 3.1 This section identifies the evidenced sources of housing land contributing to the 5-year supply of deliverable sites. It also provides an estimated trajectory of supply and concludes by setting out the current 5-year housing land position.

Definition of 'deliverable'

- 3.2 The NPPF defines *deliverable*⁹ for the purposes of including sites within the 5-year housing land supply. It separates sites into two distinct categories. It states that:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- (a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- (b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

- 3.3 The definition sets out two key categories of sites that can be tested for inclusion in the deliverable housing land supply. Planning practice guidance¹⁰ provides further detail on what sites should be considered deliverable, and the evidence required to demonstrate this. For small sites with planning permission, and large sites with full planning permission (category A), the presumption is that those sites will be included in the 5-year supply, unless there is evidence to the contrary. This may be where they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans.
- 3.4 Paragraph 007 of the guidance describes the type of evidence that may be used to demonstrate deliverability on those sites in category (B) of the NPPF definition. For sites with outline planning permission for major development,

⁹ National Planning Policy Framework (September 2023), Annex 2: Glossary, <https://www.gov.uk/government/publications/national-planning-policy-framework>

¹⁰ Housing Supply and Delivery, published 22 July 2019 <https://www.gov.uk/guidance/housing-supply-and-delivery>



that have been allocated in the development plan, have permission in principle, or are on the brownfield register, the burden of proof is different. For these sites, the onus is on local planning authorities to demonstrate that there is clear, specific evidence that housing completions will begin on site within five years such as:

- Progress made towards approving reserved matters on large sites with outline permission;
- Firm progress being made towards the submission of an application – for example a written agreement between the local planning authority and the site developer(s) confirming the developer’s delivery intentions and anticipated start and build out rates;
- Firm progress with site assessment work;
- Clear, relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects¹¹.

3.5 Appendixes 1 and 2 list the large sites that are included within the 5-year supply, as well as relevant evidence, where required, to demonstrate deliverability within the 5-year period up to and including 31 March 2028. Table 4 below summarises the capacity for each category that can be included within the 5-year supply.

Sources of supply

3.6 The definition of ‘deliverable’ in the NPPF determines which categories sites fall into. The largest category of sites is those that already have full planning permission for 10 or more dwellings. However, small sites and sites on the brownfield register also make a significant contribution towards the 5-year supply.

3.7 The build rate assumptions used (see Table 3 below), are relatively conservative and have previously been agreed by the HELAA Working Group. We expect that impacts of the current economic situation will not reduce overall levels of delivery within the 5-year period based on the assumed build rates.

Category A

3.8 **Large sites with full planning permission** make up the majority of sites that will deliver new homes over the 5-year period. Each year an audit is carried out to ascertain which sites have delivered homes and also which are (a) under construction, (b) stalled or (c) not started. Large sites are therefore split into these three sub-categories for the purposes of analysis.

3.9 The audit of the deliverability of sites uses site visits and observations, cross referenced with Council Tax data, household waste collection data, Community Infrastructure Levy (CIL) commencement notices, building

¹¹ Taken from Paragraph 007 of Housing Supply and Delivery, as above.



regulations data and communication with developers/agents. The NPPF notes that sites with full planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered. The majority of sites for 10 or more homes with full planning permission are included within the 5-year supply. Exceptions include those sites where the developer/agent has confirmed that the development will not go ahead, and some sites where development has stalled. Appendix 3 lists large sites with full planning permission that have been excluded from the 5-year supply.

- 3.10 Student accommodation with full planning permission is included within the supply, reflecting the approach in the HELAA and consistent with planning practice guidance¹². This is on the basis that all purpose-built student units either release accommodation into the wider housing market by accommodating students who otherwise seek accommodation in the general housing stock, or they allow general market housing to remain in such use rather than being used as student accommodation. Students are counted in the Census at their term-time address and form part of the household-forming population on which the household projections are based. They therefore form part of the housing need that is calculated through the Government's standard methodology (see Section 2 above). This is consistent with the principle as set out in the PPG, that student accommodation can contribute to the housing land supply, and highlights that Purpose Built Student Accommodation plays an important role in both meeting the housing needs of students as migrants to the city, and also relieving pressure on general market housing from the student community which is an integral part of the city's population.
- 3.11 Appendix 1 lists all sites with full planning permission that are included within the 5-year supply. Just over 70% of homes in this category are on sites that are already under construction. Where sites have been assessed as actively under construction during summer 2023, we consider that they will continue to completion unless there is evidence to suggest otherwise.
- 3.12 **Small sites with outline or full planning permission** are included in the 5-year supply. Paragraph 3.16 – 3.18 below sets out the approach used to count the contribution of small sites towards housing land supply. Table 1 shows past trends in the delivery of homes on small sites over the past 10 years and provides robust evidence on the supply of small windfall sites coming forward. This is the approach taken in the HELAA.
- 3.13 At 1 April 2023, there was planning permission for 929 homes on small sites, including remaining capacity on those sites already under construction. The HELAA methodology¹³ estimates that 70% of homes on small sites will be delivered, which would comprise 650 dwellings over the 5-year period, a decrease since the last report. The remainder of the homes delivered on

¹² <https://www.gov.uk/guidance/housing-supply-and-delivery> Paragraph: 034 Reference ID: 68-034-20190722

¹³ As above



small sites over the 5-year period will be generated from windfall sites that had not yet been granted planning permission at 1 April 2023.

- 3.14 The NPPF states that all small sites with permission should be considered deliverable¹⁴ and therefore all of those with planning permission could be included in the 5-year supply. However, the HELAA methodology takes a cautious, and therefore more robust, approach to the likely delivery of small sites; recognising that not all those with permission will be delivered, and that other small sites will continue to obtain planning permission each year.
- 3.15 Paragraph 70 of the NPPF states that where an allowance is made for inclusion of windfall sites within the housing trajectory, there should be compelling evidence that they will be a reliable source of supply. Whilst no allowance is made here for windfalls coming forward on large sites of 10 or more units, an allowance is made for small sites. A significant number of windfalls on small sites are likely to come forward because:
- there are extensive urban areas undergoing regeneration and renewal;
 - it is not practical to identify all small sites that may become available for new housing; and
 - analysis of past trends demonstrates that a significant number of dwellings are built on small sites each year.
- 3.16 The HELAA (paragraph 3.58) concluded that there is no reason that the continuing supply of small sites would reduce based on sources of supply. This continues to reflect the position, as the factors identified in the HELAA remain the same. Following an amendment to the NPPF in 2018, the figure now includes homes in gardens within the supply.
- 3.17 Based on the past trends shown in Table 1 below, we conclude that it is reasonable to make an allowance of 200 new homes per annum for delivery of homes on small sites: a total of 1,000 homes over the 5-year period. The HELAA Working Group have previously endorsed this approach. Trends for small site completions will continue to be monitored closely in the HELAA.

Table 1: Housing completions on small sites 2013/14 – 2022/23

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Average
Completions on small sites	248	354	239	229	296	154	136	164	123	351	229

- 3.18 The assumed trajectory for delivery of small sites is shown in Table 2 below. This takes account of delivery of sites that already have planning permission,

¹⁴ National Planning Policy Framework (September 2023), Annex 2: Glossary, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



and the overall level of expected delivery based on evidence of past trends. It models an annual delivery rate that is based on that agreed with the HELAA Working Group and is evidenced by previous completions set out in Table 1 above. The split between delivery of small sites with planning permission and small site windfalls reflects our assumption that 70% of current permissions will be delivered but also that additional windfall sites will come forward.

Table 2: Small sites trajectory 2023/24 – 2027/28

	Small sites with planning permission at 31.3.23	Small site windfalls	Total
2023/24	200	0	200
2024/25	113	88	200
2025/26	113	88	200
2026/27	113	88	200
2027/28	113	88	200
Total	650	350	1,000

Category B

- 3.19 This category includes all large sites where we anticipate new homes will be developed within the next 5-year period, but that did not have full planning permission as of 1 April 2023.
- 3.20 We have determined that deliverable sites with **outline planning permission** have capacity for 0 homes within the 5-year period. This is the same as the previous year but, lower than in some previous years, as several of those sites with outline permission have subsequently gone on to gain full permission and be developed. There are relatively few large sites with outline planning permission in Sheffield. Six sites with a total capacity of around 250 homes were considered for inclusion in this category, but we have concluded that there is not sufficient evidence at this time to include any of the sites within the 5-year supply. We were unable to get written confirmation from any agents, landowners or developers regarding their intention to develop homes within the next 5-years, or regarding firm progress towards a full planning application.
- 3.21 The 6 large sites with outline planning permission are not included within the 5-year supply at this stage, as there is not sufficiently robust evidence to be sure that there is a realistic prospect of delivery within that timeframe. These are listed in Appendix 4.
- 3.22 **Housing site allocations** in Sheffield’s Unitary Development Plan (UDP)¹⁵, adopted in 1998, do not currently provide capacity for any homes within the 5-year period. Relatively few of the allocations remain undeveloped. However,

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



there are five undeveloped greenfield sites without planning permission in Council ownership which the Council has not yet released for development. Two of these sites are proposed for allocation in the Publication Draft Sheffield Plan (S00806 Woodhouse East and S02900 Land to the east of Moor Valley Road) and are expected to come forward within the early part of the Plan period. However, at the current time there is insufficient evidence of deliverability to include them within the 5-year supply.

- 3.23 Sites that are identified in the **Sheffield Brownfield Register (Part 1)**¹⁶ provide capacity for 332 homes over the period 2023/24 to 2027/28. The Register includes a large number of sites that do not currently have planning permission for housing. We investigated further, by contacting site owners and developers where possible to determine whether there is sufficient evidence to include any of these sites within the 5-year supply. Total supply within this category has decreased since the previous Monitoring Report as a number of the sites have subsequently gained full planning permission and are now included within Category A.
- 3.24 The 5-year supply includes 9 sites within the brownfield register category that form part of the business plan for the **Sheffield Housing Company**. These sites include homes that are programmed to be delivered by 31 March 2028. We have received written confirmation that the figures included within the 5-year supply are correct, based on the programme for achieving planning permission and implementing the schemes. In a change from last year, there are no sites within the Council's **Stock Increase Programme**¹⁷ in this category. No privately owned sites currently fall within this category. Sites in the Brownfield Register contributing to the 5-year housing land supply are listed in Appendix 2.
- 3.25 The **Sheffield Housing Company (SHC)** is a joint venture housing and regeneration company involving a partnership between Sheffield City Council, Keepmoat and Great Places. Land is provided by the Council, with development, sales and estate management provided by the development partners. Keepmoat's contractual position as developer on these sites ensures a greater level of certainty about speed and likelihood of delivery. There is already a track record of delivery since the inception of the SHC, with a number of sites now complete and others under construction. Some individual SHC sites are in receipt of Homes England funding to enable site development (listed in Appendix 2); this provides additional certainty that these sites are now able to come forward according to the agreed programme in order benefit from the funding already received. Acceptance of the funding from the Housing Infrastructure Fund provides evidence that barriers to delivery arising from viability concerns have been satisfactorily resolved.
- 3.26 The Council's **Stock Increase Programme (SIP)** is a programme that has been made possible by the Government's decision in 2018 to remove the 'borrowing cap' on the Housing Revenue Account. Additional prudential borrowing enables the Council to increase affordable housing stock on the

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

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



basis that the homes built will then provide enough revenue to be self-financed over a 30-year period. This borrowing will help deliver a greater range of homes to meet the shortfall of some types of homes that the Council has available for letting, including homes for older people and family housing. As all the homes on SIP sites are to be delivered as affordable housing¹⁸, there is a greater level of certainty over speed and likelihood of delivery as no additional time for sale of land to a builder or marketing is required. A number of the sites comprise Older People's Independent Living (OPIL) accommodation that will be delivered as large blocks and complete within a single financial year. SIP sites with permission are programmed to deliver 285 new homes over the 5-year period which is a lower contribution to the overall supply than in last year's assessment. The remaining sites are currently paused as the programme is being reviewed to reassess finance options. However, the Council remains committed to the programme and is looking at new timeframes and opportunities for delivering the remainder of the programme.

- 3.27 Sheffield currently has no sites with **permission in principle** for housing. There are no sites on Part 2 of the Brownfield Register which may be used to grant Permission in Principle. No applications have been submitted by landowners or developers for Permission in Principle through the application route.

Build rates

- 3.28 The HELAA sets out the methodology for estimating build rates and lead times for developing large sites where the developer's own estimates are not available. In presenting the assumed build out rates and lead in times for sites in the 5-year supply that are not already under construction, we have taken account of the developer's estimates where available but have compared those estimates to those used in the HELAA methodology. This may mean that in some cases our estimates are lower than that provided by the developer.
- 3.29 For reference, the build rate assumptions set out in the HELAA are shown in Table 3 below. The build rate assumptions have been agreed previously with representatives of the house building industry through the HELAA Working Group. In recent years, Sheffield has had relatively few large, primarily house-led development sites to use as a benchmark for delivery rates. Analysis of completions and sites under construction since 2015/16, where the site has delivered more than 20 houses, shows an average peak delivery of 37 homes per year; but this is within the context of a very wide range. We therefore consider that it remains appropriate to use the assumptions set out in the Table 3.

¹⁸ With the exception of part of site S01467.



Table 3: Build Rate Assumptions on Large Sites

Type of site	Assumed Dwellings per year 2023/24 to 2027/28	Assumed Dwellings per year 2028/29 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

Estimated losses

- 3.30 Our judgement is that it is reasonable to assume average losses of 50 units per year over the period 1 April 2023 to 31 March 2028. The HELAA (December 2023)¹⁹ includes the demolition and conversion figures for every year since 2004/05. It shows that annual losses have tailed off considerably since 2017/18 when the final phase of planned large-scale Council-led demolition was carried out at Arbourthorne. The replacement allowance for the next 5-years is therefore based on the recent trend of non-Council demolitions, and other losses through conversion and change of use (an average of around 25 homes lost per year over the last 5-years). This will continue to be monitored annually.
- 3.31 Table 4 below lists the total capacity within the 5-year period for each category described above. Large sites with full planning permission are further broken down into sites that are under construction, not started or where construction is suspended.

¹⁹ [Development sites | Sheffield City Council](#)



Table 4: Estimated completions by category

Category		5-year supply
A	Large sites with full planning permission	8,083
	Under construction	5,942
	Not started	2,086
	Construction suspended	55
	Small sites with planning permission & windfalls	1,000
B	Large sites with outline planning permission	0
	Development plan allocations	0
	Sites with permission in principle	0
	Sites identified on the brownfield register	332
Gross Supply		9,415
Minus estimated losses		250
Net Supply		9,165
Net Requirement		15,952
5-year deliverable supply ²⁰		2.87

The 5-year deliverable supply is 2.87 years.

Trajectory

3.32 The trajectory below highlights that the majority of delivery in the early part of the 5-year period is from housing developments that are already on site and therefore are highly likely to be completed. There is currently no reliance on sites with outline permission. Sites on the Brownfield Register remain an important part of the supply.

²⁰ Calculated by dividing the net 5-year supply (9,165), by the net requirement of 15,952.



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Table 5: 5-year housing supply trajectory

	2023/24	2024/25	2025/26	2026/27	2027/28	5-year supply
	1	2	3	4	5	
Large sites with full permission - Total	3,717	1,340	1,141	1,564	321	8,083
<i>under construction</i>	3,717	1,098	299	681	147	5,942
<i>not started</i>	0	242	799	883	162	2,086
<i>construction suspended</i>	0	0	43	0	12	55
Small sites	200	200	200	200	200	1,000
Large sites with outline permission	0	0	0	0	0	0
Development plan allocations	0	0	0	0	0	0
Sites identified in the brownfield register	0	20	190	105	17	332
Gross Supply	3,917	1,560	1,531	1,869	538	9,415
Minus estimated losses	50	50	50	50	50	250
Net Supply	3,867	1,510	1,817	1,483	488	9,165



4. Conclusion and Next Steps

- 4.1 Overall supply has decreased on the previous position statement by around 2,000 homes. This is due to a number of factors, such as sites completing in 2022/23, some sites from the Stock Increase Programme moving outside of the 5-year supply, and permissions lapsing. However, a few larger sites are expected to move into the 5-year supply in the 2023/24 review as planning permissions progress (e.g.S00769 Attercliffe Waterside for 447 homes) and a number of catalyst sites being developed as part of masterplans in the Central Area begin to come forwards.
- 4.2 An updated Housing and Economic Land Availability Assessment (HELAA) will be published at the same time as this report to inform the Local Plan examination process. We will continue to monitor delivery of sites with planning permission and will continue to engage with developers and landowners who have gained, or are seeking to gain, planning permission.



Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S00011	Milton Street Car Park, Milton Street, Sheffield S3 7UF	Full Permission but not started	410	0	0	410	0	0	410	Planning permission was granted in November 2020. The agent indicated that the site is still deliverable within the next 5-years with a total unit of 410. The scheme is for a Build-to-rent apartment block assumed to be completed in a single year. Developer indicates commencement early 2023.
S00023	(Kelham Central) Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Under Construction	114	57	0	0	0	0	57	The site was under construction at the base date and is expected to complete within the 5-year period.
S00040	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Under Construction	96	96	0	0	0	0	96	The site was under construction at the base date and is expected to complete within the 5-year period. The scheme is for apartment block assumed to be completed in a single year.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S00046	Queens Hotel, 85 Scotland Street, S1 4BA	Under Construction	229	229	0	0	0	0	229	The site was under construction at the base date and is expected to complete within the 5-year period. The scheme is for apartment block assumed to be completed in a single year.
S00062	Hemsworth Primary School, Land at Constable Road, S14 1FA	Full Permission but not started	81	0	0	0	81	0	81	Planning permission was granted in January 2022. The scheme is for an older person's independent living accommodation block, delivered through the Council's Stock Increase Programme with all units to be completed within a single year. Start on site expected April 2024.
S00120	Eden Park Service Station, Penistone Road, Grenoside, Sheffield S35 8QG	Full Permission but not started	20	0	0	20	0	0	20	Planning permission granted February 2022. No evidence to suggest that the site won't be delivered. Scheme is for an apartment block which is assumed to be completed in a single year.
S00164	121 Duke Street, S2 5QL	Under Construction	16	0	0	0	0	16	16	Site has commenced but after an extended period since implementation there is uncertainty as to whether the scheme will go ahead
S00202	Scarsdale House, 136 Derbyshire Lane, Woodseats	Construction Suspended	22	0	0	0	0	12	12	Amended plans were approved in 2021 and at the base date the permission had more than 2 years remaining. The original

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										scheme delivered 10 homes in 2012/13.
S00710	Land at Harborough Rise, S2 1RT	Full Permission but not started	47	0	17	30	0	0	47	The site continues to discharge conditions and is expected to complete within the 5-year period. The three sites S03183, S00710 and S00715 form development in the Manor area being delivered through the Sheffield Housing Company.
S00715	Pennine Village, Land at Manor Park Avenue, S2 1UH	Under Construction	101	48	48	5	0	0	101	The site was under construction at the base date and is expected to complete within the 5-year period. The three sites S03183, S00710 and S00715 form development in the Manor area being delivered through the Sheffield Housing Company.
S00737	Owlthorpe E, Land Off Moorthorpe Way, S20 6PD	Under Construction	74	33	0	0	0	0	33	Planning permission was granted in March 2021 and work has now commenced on site with 41 units completing in 2022/23.
S00746	West Bar Square	Under Construction	368	0	368	0	0	0	368	The site was under construction at the base date and is expected to complete within the 5-year period. Scheme is for a 'Build to Rent' apartment block which is to be completed in a single year.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S00758	Klausners Site, Sylvester Street / Mary Street	Under Construction	335	335	0	0	0	0	335	The site was under construction at the base date and is expected to complete within the 5-year period. Scheme is for an apartment block which is to be completed in a single year.
S00759	Radford Street/ Upper Allen Street/ Netherthorpe Road	Under Construction	284	284	0	0	0	0	284	The site was under construction at the base date and is expected to complete within the 5-year period. Scheme is for a 'Build to Rent' apartment block which is to be completed in a single year.
S00788	Land At The Rear Of 13 And 42 Coppice Close Sheffield S36 1LS	Under Construction	27	5	0	0	0	0	5	The site was under construction at the base date and is expected to complete within the 5-year period.
S01274	Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.	Under Construction	55	55	0	0	0	0	55	The site was under construction at the base date and is expected to complete within the 5-year period.
S01347	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City	Under Construction	48	0	48	0	0	0	48	Permission was granted for this scheme in December 2022, and has been cleared and marketed, and there is no reason to assume this site would not be

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
	Road Sheffield S2 2GG									delivered within the 5-year period.
S01403	Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	Under Construction	16	0	0	16	0	0	16	Permission was granted for this scheme in 2019; in July 2022 - an Application for Lawful Development Certificate was submitted and granted to certify lawful commencement of work has taken place to enact the 2019 planning permission lawfully. This reflects the intention of the applicant to deliver the scheme.
S01450	Land at Berner's Place, S2 2AS	Under Construction	63	63	0	0	0	0	63	The site was under construction at the base date and is expected to complete within the 5-year period. The site is being delivered as part of the Council's Stock Increase Programme.
S01453	Land at Mansell Crescent, S5 9QR	Full Permission but not started	38	0	20	18	0	0	38	Planning permission granted in September 2021; since then, further applications for detailed matters have been granted with a few months to run before expiry as at the base date. The two sites S03217 and S01453 form a single development being

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										delivered through the Sheffield Housing Company.
S01581	Land Adjoining 6 Woodbury Road S9 1NZ	Under Construction	21	5	0	0	0	0	5	The site was under construction at the base date and is expected to complete within the 5-year period.
S02056	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Under Construction	93	93	0	0	0	0	93	The site was under construction at the base date and is expected to complete within the 5-year period.
S02059	Sevenfields Lane Playground, Sevenfields Lane (land at Spider Park)	Under Construction	22	22	0	0	0	0	22	The site was under construction at the base date and is expected to complete within the 5-year period.
S02078	Eye Witness Works, Milton St	Under Construction	97	97	0	0	0	0	97	The site was under construction at the base date and is expected to complete within the 5-year period.
S02126	Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF	Under Construction	44	44	0	0	0	0	44	The site was under construction at the base date and is expected to complete within the 5-year period.
S02147	Windsor Hotel, 25-39 Southend Road	Under Construction	17	17	0	0	0	0	17	The site was under construction at the base date and is expected to complete within the 5-year period.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S02180	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Under Construction	42	42	0	0	0	0	42	The site was under construction at the base date and is expected to complete within the 5-year period.
S02209	Loch Fyne, 375-385 Glossop Road, Sheffield, S10 2HQ	Under Construction	27	0	27	0	0	0	27	The site was under construction at the base date and is expected to complete within the 5-year period.
S02277	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Full Permission but not started	213	0	0	0	213	0	213	Full planning permission granted in late 2020 with a few months to run before expiry as at the base date, and existing business has moved off the site. Assumed delivery towards the end of the 5-year period reflects the fact that a revised scheme is expected.
S02282	Site of Sheffield Testing Laboratories Ltd And 58 Nursery Street and Car Park on Johnson Lane, Sheffield S3 8GP	Under Construction	268	0	0	0	268	0	268	Demolition of existing buildings on this site had taken place prior to the base date, implementing the permission. The agent confirmed subject to funding bid start on site expected early 2024 and to complete within the 5-year period. Scheme is for an apartment block which is assumed to be completed in a single year.
S02469	Tapton Court Nurses Home, Shore Lane, S10 3BW	Under Construction	38	10	28	0	0	0	38	The site was under construction at the base date and is expected to complete within the 5-year period.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S02641	Site Of 252 Deer Park Road Sheffield S6 5NH	Full Permission but not started	14	0	0	0	0	14	14	Permission was granted in March 2021 and had one year remaining to be implemented at the base date. Assumed delivery towards the end of the 5-year period reflects the fact that the site is currently in use as a gym.
S02779	Willis House Peel Street Sheffield S10 2PQ	Under Construction	39	0	39	0	0	0	39	The site was under construction at the base date and is expected to complete within the 5-year period.
S02858	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Under Construction	28	28	0	0	0	0	28	The site was under construction at the base date and is expected to complete within the 5-year period.
S03063	Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE	Under Construction	48	13	0	0	0	0	13	The site was under construction at the base date and is expected to complete within the 5-year period.
S03183	Manor sites 12/13, Land to the north of Harborough Avenue, S2 1RD	Under Construction	210	48	48	48	45	0	189	The site was under construction at the base date (with 21 units completed in 2022/23) and is expected to complete within the 5-year period. The three sites S03183, S00710 and S00715 form development in the Manor area being delivered through the Sheffield Housing Company.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03193	Former Steins Tip, Station Road, Deepcar	Under Construction	428	0	0	48	48	48	144	The site was under construction at the base date and is expected to deliver partly within the 5-year period. Further detailed approvals required before start on site. Scheme being marketed for Autumn 2024 by the developer.
S03203	Fox Hill Place Sheffield S6 1GE	Under Construction	167	54	0	0	0	0	54	The site was under construction at the base date and is expected to complete within the 5-year period.
S03206	'Lytton' (Land Opposite 29 To 45 Lytton Road), Sheffield, S5 8A	Under Construction	44	30	0	0	0	0	30	Permission was granted for this scheme in July 2020 and is on-site with 14 completed. This development is Gaskell Gardens, being delivered through the Sheffield Housing Company.
S03210	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Under Construction	35	35	0	0	0	0	35	Permission was granted for this scheme in February 2020; since then, further applications for detailed matters have been granted, and all units under construction h reflecting the intention of the applicant to deliver the scheme.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03214	Former Newstead Estate, Birley Moor Avenue, S12 3BR	Under Construction	218	0	0	0	141	0	141	Full planning permission was granted in July 2021 for 77 new homes on this site, and in October 2021 for 141 Older People's Independent Living units. The scheme is being delivered through the Council's Stock Increase Programme. The OPIL part of the scheme will start on site April 2024, and be delivered in the 5-year period, and the remaining 77 units are on hold and could form part of a revised delivery programme from 2029 onwards.
S03217	Land between Chaucer Road and Mansell Avenue, S5 9QN	Full Permission but not started	35	0	30	5	0	0	35	Planning permission granted in September 2021; since then, further applications for detailed matters have been granted. The two sites S03217 and S01453 form a single development being delivered through the Sheffield Housing Company.
S03383	40-50 Castle Square, Sheffield S1 2GF	Under Construction	22	0	0	0	0	22	22	The site was under construction at the base date and is expected to complete within the 5-year period.
S03394	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Under Construction	58	58	0	0	0	0	58	The site was under construction at the base date and is expected to complete within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03481	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Under Construction	292	62	53	52	17	0	184	The site was under construction at the base date and the two developers for the site confirmed the expected build out rates. The site is to be complete within the 5-year period.
S03506	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Full Permission but not started	100	0	0	0	0	100	100	The scheme received planning permission in August 2020. At the base date, it had a few months on the permission to be implemented. Assumed delivery towards the end of the 5-year period reflects the fact that there is still time to implement the permission. A number of sites are coming through nearby so it is expected that this site will also come forward.
S03515	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Full Permission but not started	48	0	0	48	0	0	48	Permission was granted in April 2021, and at the base date, one year remains to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would not be delivered within the 5-year period.
S03529	Buildings at Wellington Street and Trafalgar Street, S1 4ED	Under Construction	1230	1230	0	0	0	0	1230	The site was under construction at the base date and is expected to complete within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03578	2 Lock Street, Sheffield S6 3BJ	Under Construction	61	0	0	0	0	61	61	The site was previously under construction and currently in use as car park. No response from agent but site marketed for future sales. Delivery estimated within the 5-year period.
S03608	Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	Under Construction	100	100	0	0	0	0	100	Permission was granted in December 2021, and the agent indicates that it will complete during 2023/24. Scheme is for an apartment block which is expected to be completed in a single year.
S03642	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Construction Suspended	43	0	0	43	0	0	43	The 2017 planning permission has been implemented with the demolition and clearance of the site. The site is being used as a compound for neighbouring S00046 at the base date and is expected to be developed following completion of that site.
S03690	Land at Hollis Croft, S1 4BT	Under Construction	185	0	185	0	0	0	185	Permission was granted for this scheme in 2019, in Jan 2021 - an Application for Lawful Development Certificate was submitted and granted to certify lawful commencement of work has taken place to lawfully enact planning permission in 2019; and in July 2022 permission was granted (non-material amendment) for 185 homes, to

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										increase the size of each apartment, reflecting the intention of the applicant to deliver the scheme.
S03725	90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	Under Construction	13	0	0	13	0	0	13	The site was under construction at the base date and is expected to complete within the 5-year period.
S03727	Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	Under Construction	10	0	0	10	0	0	10	The site was under construction at the base date and is expected to complete within the 5-year period.
S03841	Land Between Swinton Street And Chatham Street	Full Permission but not started	75	0	0	0	75	0	75	Permission was granted for this scheme in November 2019; in January 2021 an application for a Lawful Development Certificate was submitted and granted to certify that lawful commencement of work has taken place enacting the planning permission and reflecting the developer's intention to deliver the scheme. The development is now being promoted as 'Kelham Ridge' and is expected to be delivered within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03904	Swimming Baths Burncross Road Sheffield S35 1RX	Under Construction	10	7	0	0	0	0	7	The site was under construction at the base date and is expected to complete within the 5-year period.
S03906	Former Chapelton Training Centre 220 - 230 Lane End Sheffield S35 2UZ	Under Construction	14	0	14	0	0	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.
S03908	23-25 Haymarket Sheffield S1 2AW	Under Construction	28	0	28	0	0	0	28	The site was under construction at the base date and is expected to complete within the 5-year period.
S03952	Site of the Cherry Tree Social Club 40 Main Street Hackenthorpe Sheffield S12 4LB	Under Construction	22	22	0	0	0	0	22	The site was under construction at the base date and is expected to complete within the 5-year period.
S03987	Kangaroo Works - Land at Wellington Street and Rockingham Street	Under Construction	364	364	0	0	0	0	364	The site was under construction and nearing completion at the base date and is expected to complete within the 5-year period.
S03991	(The Orchards) Totley Hall Farm Totley Hall Lane Sheffield S17 4AA	Under Construction	11	0	11	0	0	0	11	The site was under construction at the base date and is expected to complete within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S03993	54 Well Meadow Street Sheffield S3 7GS	Under Construction	11	0	11	0	0	0	11	Permission was granted in November 2019, and work has started to clear the site. A revised application for an amended part of the scheme is awaiting approval. Agent confirmed 2024 completion. The site was under construction at the base date and is expected to complete within the 5-year period.
S04008	DWP Rockingham House 123 West Street City Centre Sheffield S1 4ER	Under Construction	162	0	162	0	0	0	162	Permission was granted in March 2022 and since then, further applications for detailed matters have been granted. Construction has begun on site reflecting the intention of the applicant to deliver the scheme. Scheme is for an apartment block which is assumed to be completed in a single year.
S04025	Silver Fox and car park, 839 Manchester Road, Stocksbridge, Sheffield, S36 1DR	Full Permission but not started	11	0	0	11	0	0	11	Permission was granted in September 2022, and at the base date, more than two years remained for the scheme to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would not be delivered within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S04112	12 Housley Lane, S35 2UD	Under Construction	11	2	0	0	0	0	2	The site was under construction at the base date and is expected to complete within the 5-year period.
S04123	Land at Queens Road and Farm Road, S2 4DR	Full Permission but not started	336	0	0	336	0	0	336	Permission was granted in March 2022, and at the base date, more than two years remained for the scheme to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would not be delivered within the 5-year period. Scheme is for an apartment block which is assumed to be completed in a single year.
S04143	Land at Junction with Carr Road, Hollin Busk Lane Sheffield S36 2NR	Full Permission but not started	69	0	0	30	39	0	69	The site previously had outline permission, and reserved matters permission was granted in February 2023. At the base date, it had two years remaining on the permission to be implemented, and it is expected to deliver within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S04176	Cemetery Road Car Sales 300 Cemetery Road Sheffield S11 8FT	Under Construction	14	0	0	14	0	0	14	Permission was granted in January 2020, and the scheme has been implemented at the base date. The developer intends to complete the scheme but is waiting to re-locate the existing business on site. It is expected to complete within the 5-year period.
S04181	Sheffield Health and Social Care Trust, 259 Pitsmoor Road Sheffield S3 9AQ	Under Construction	18	18	0	0	0	0	18	The site was under construction at the base date and is expected to complete within the 5-year period.
S04212	Site of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Under Construction	93	0	0	93	0	0	93	Permission was granted in March 2020, and the previous use has subsequently been demolished in preparation for development. There is no reason to assume this site would not be delivered within the 5-year period. Scheme is for an apartment block which is assumed to be completed in a single year.
S04231	Car Park Adjacent to Upperthorpe Medical Centre Upperthorpe	Full Permission but not started	12	0	0	0	0	12	12	The site previously had outline permission, and reserved matters permission was granted in June 2021. At the base date, it had a few months remaining for the permission to be

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
	Sheffield S6 3FT									implemented, and so delivery is expected towards the end of the 5-year period.
S04292	Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA	Under Construction	14	14	0	0	0	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.
S04307	Land Within the Curtilage of Ingfield House, 11 Bocking Hill Sheffield, S36 2AL	Under Construction	14	0	14	0	0	0	14	Permission was granted in March 2023, and the site under construction at the base date and is expected to complete within the 5-year period.
S04309	Site of Former Foundry Workers Club and Institute, Beaumont Road North, Sheffield S2 1RS	Full Permission but not started	26	0	0	26	0	0	26	The site is being delivered for a mixed tenure affordable housing scheme and is expected to deliver within the 5-year period.
S04324	83 Redmires Road Sheffield S10 4LB	Under Construction	12	12	0	0	0	0	12	The site was under construction at the base date and is expected to complete within the 5-year period.
S04340	Former Club House, Mosborough Miners Welfare Ground, Station Road, Mosborough,	Full Permission but not started	10	0	0	0	10	0	10	Permission was granted in October 2020 and at the base date, 6 months remained for the proposal to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
	Sheffield S20 5AD									not be delivered within the 5-year period.
S04376	Land Bounded by Hollis Croft And Broad Lane Sheffield S1 3BU	Under Construction	118	0	0	0	118	0	118	The agent has indicated that the site is deliverable within the next 5-years and the site was under construction at the base date. Permission was granted in October 2021, and it is expected to deliver within the 5-year period.
S04397	2 Queens Road, S2 4DG	Full Permission but not started	61	0	0	61	0	0	61	Permission was granted in May 2021, and at the base date a year remains to be implemented. The site has been sold. It is expected to deliver within the 5-year period.
S04399	89 London Road, S2 4LE	Under Construction	51	51	0	0	0	0	51	The site was under construction at the base date and is expected to complete within the 5-year period.
S04483	SIP Car Parks, Car Park at Junction With Bowling Green Street, Russell Street, S3 8SU	Under Construction	44	0	0	0	44	0	44	Permission was granted in May 2021, and at the base date, more than two years remain to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would not be

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										delivered within the 5-year period.
S04517	Land East of Fir View Gardens, Osgathorpe Drive, S4 7BN Land East of Fir View Gardens, Osgathorpe Drive, S4 7BN	Under Construction	20	20	0	0	0	0	20	The site was under construction at the base date and is expected to complete within the 5-year period.
S04526	Land to the Rear of 29 to 39 Heeley Green, Denmark Road, S2 3NH	Full Permission but not started	14	0	0	14	0	0	14	The agent has indicated that the site is deliverable within the next 5-years. Permission was granted in February 2022, and at the base date, nearly 2 years remain for the scheme to be implemented, and it is expected to deliver within the 5-year period. There is no reason to assume this site would not be delivered within the 5-year period.
S04529	Goodman Sparks Ltd, Fulwood House, Cliffefield Road, S8 9DH	Full Permission but not started	12	0	0	12	0	0	12	Permission granted in September 2021 and at the base date over 1 year remains for the scheme to be implemented. The agent has indicated that the site

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										is deliverable within the next 5-years.
S04530	298 Norton Lane, S8 8HE	Full Permission but not started	14	0	0	14	0	0	14	Permission granted in September 2021 and at the base date over 1.5-year remains for the scheme to be implemented.
S04532	Block A, Hallamshire Business Park, 100 Chatham Street, S11 8HD	Full Permission but not started	59	0	0	0	59	0	59	Permission granted in September 2021 and at the base date over 1.5-year remains for the scheme to be implemented.
S04545	Jasmin Court Nursing Home, 40 Roe Lane, S3 9AJ	Full Permission but not started	23	0	0	0	0	23	23	Permission granted in October 2021 and at the base date over 1.5-year remains for the scheme to be implemented. No response from agent. There is no reason to assume this site would not be delivered within the 5-year period.
S04547	Land Adjacent Ford House 4 Fox Valley Way, S36 2AD	Full Permission but not started	33	0	0	33	0	0	33	Permission was granted in October 2021, and at the base date, 1.5 years remain for the scheme to be implemented. There is no reason to assume this site would not be delivered within the 5-year period.
S04548	Land At Junction with Cobden View Road, Northfield S10 1QQ	Full Permission but not started	13	0	0	13	0	0	13	Permission was granted in June 2022, and at the base date, 2 years remain for the scheme to be implemented. There is no reason to assume this site would

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										not be delivered within the 5-year period.
S04559	Site of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS	Full Permission but not started	11	0	0	11	0	0	11	Permission was granted in December 2021, and at the base date, 1.5 years remain for the scheme to be implemented. There is no reason to assume this site would not be delivered within the 5-year period.
S04563	Land adjacent former Foundry Workers Club And Institute Car Park, Beaumont Road North, S2 1RS	Full Permission but not started	13	0	0	13	0	0	13	The site previously had outline permission, and reserved matters permission was granted in February 2023; since then, further applications for detailed matters have been granted and the site is expected to deliver within the 5-year period.
S04613	Industrial Tribunals Central Office Property Centre, 14 East Parade, S1 2ET	Full Permission but not started	18	0	0	18	0	0	18	Permission was granted in February 2022, and at the base date 2 years remain for the scheme to be implemented. There is no reason to assume this site would not be delivered within the 5-year period.
S04644	Carmen's Kitchen, 401 Glossop Road, Sheffield S10 2PR	Full Permission but not started	11	0	11	0	0	0	11	Permission was granted in April 2022, and at the base date 2 years remain for the scheme to be implemented. There is no reason to assume this site would not be delivered within the 5-year period.

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Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S04678	Furnival House 48 Furnival Gate Sheffield S1 4QP	Full Permission but not started	70	0	0	0	70	0	70	Office to Residential Prior Approval was granted in October 2021, and at the base date, more than one year remains for the proposal to be implemented. There is no reason to assume this site would not be delivered within the 5-year period.
S04697	Ecclesall Rd Sunday School, 605 Ecclesall Road, Sheffield S11 8PT	Full Permission but not started	13	0	0	0	0	13	13	Permission was granted in June 2022, and at the base date 2 years remain for the scheme to be implemented. Delivery assumed at the end of the 5-year period, because a revised scheme for non-residential use has been approved after the base date. No response from agent.
S04707	1 Wostenholm Road, Sheffield S7 1LB	Full Permission but not started	13	0	13	0	0	0	13	Permission was granted in July 2022, and at the base date over 2 years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.
S04713	60 Little London Road, Sheffield S8 0UH	Under Construction	14	0	14	0	0	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S04747	The Printworks, 85 Headford Street, Sheffield S3 7BF	Full Permission but not started	12	0	0	12	0	0	12	Permission was granted in October 2022, and at the base date 2.5-years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.
S04750	2-18 Fargate, 1 And 1A Church Street, And Rear Of 3 Church Street, Sheffield S1 2HE	Full Permission but not started	29	0	29	0	0	0	29	Permission was granted in October 2022, and at the base date 2.5-years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.
S04759	Land At Junction of Derbyshire Lane and Norton Lees Road, Meersbrook, Sheffield S8 9EL	Full Permission but not started	11	0	11	0	0	0	11	Permission was granted in November 2022, and at the base date over 2.5-years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.
S04762	Victoria Gardens, 117 Manchester Road, Crosspool, Sheffield S10 5DN	Under Construction	14	14	0	0	0	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.
S04812	The Mount, Glossop Road, Sheffield S10 2AF	Full Permission but not started	55	0	55	0	0	0	55	Permission was granted in March 2023, and at the base date 3 years remain for the scheme to be implemented. There is no reason to assume

5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

Appendix 1: Large sites with full planning permission

Site Ref	Address	Planning Status	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
										the site would not be delivered within the 5-year period.
S04814	Mount Pleasant Community Centre, Sharrow Lane, Sheffield S11 8AE	Full Permission but not started	46	0	46	0	0	0	46	Permission was granted in March 2023, and at the base date 3 years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.
S04822	Walsh Court Student Accommodation, Bells Square, Sheffield S1 2FY	Full Permission but not started	10	0	10	0	0	0	10	Permission was granted in March 2023, and at the base date 3 years remain for the scheme to be implemented. There is no reason to assume the site would not be delivered within the 5-year period.

Appendix 2: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S00672	Land at Musgrave Road, S5 8WQ	42	0	8	34	0	0	42	The site is within the Sheffield Housing Company portfolio and is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in March 2024 with a start on site in 2024/25.
S00707	Land at Wulfric Road and Windy House Lane, S2 1LB	24	0	0	24	0	0	24	The site is within the Sheffield Housing Company portfolio and is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in 2023/24 with start on site in late 2024/25.
S00719	Land at Kenninghall Drive, S2 3WR	100	0	8	48	44	0	100	Sheffield Housing Company confirmed progress with site assessment and viability work. Site in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in 2023 with start on site in early 2024.

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Appendix 2: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary 2023
S00721	Land at Daresbury Drive, S2 2BL	37	0	0	24	13	0	37	Sheffield Housing Company confirmed progress with site assessment and viability work. Site in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in September 24 with start on site in 2024/25.
S01447	Land at Claywood Drive, S2 2UB	40	0	4	36	0	0	40	Sheffield Housing Company confirmed progress with site assessment and viability work. Site in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in March 2024 with start on site in 2024/25.
S03200	Land adjacent to 177 Deerlands Avenue, S5 7WU	19	0	0	0	19	0	19	The site forms part of a larger package (S03200, S03201, S03202 and S03208 - 'Deerlands') within the Sheffield Housing Company portfolio. The site is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in September 2024/25 with start on site in 2025/26.

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Appendix 2: Sites on the Brownfield Register

S03201	Land adjacent to 264 Deerlands Avenue, S5 7WX	19	0	0	0	19	0	19	The site forms part of a larger package (S03200, S03201, S03202 and S03208 - 'Deerlands') within the Sheffield Housing Company portfolio. The site is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in September 2024/25 with start on site in 2025/26.
S03202	Land adjacent to Deerlands Avenue roundabout, S5 7WY	32	0	0	24	8	0	32	The site forms part of a larger package (S03200, S03201, S03202 and S03208 - 'Deerlands') within the Sheffield Housing Company portfolio. The site is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in September 2024/25 with start on site in 2025/26.
S03208	Land at 16-42 Buchanan Road, S5 8AL	19	0	0	0	2	17	19	The site forms part of a larger package (S03200, S03201, S03202 and S03208 - 'Deerlands') within the Sheffield Housing Company portfolio. The site is in the 5-year supply based on the most recent Sheffield Housing Company programme. A planning application is anticipated in September 2024/25 with start on site in 2025/26.

Appendix 3: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status	Total Capacity	Commentary 2023
S00017	Land at Napier Street Site of 1 Pomona Street and Summerfield St. Former Gordon Lamb	Construction Suspended	369	The existing permission will no longer be built and the agent has submitted a revised scheme for 318 units on the remainder of the site. Status remains as construction suspended, and delivery assumed outside of 5-year period until the new application progresses.
S00050	Former British Glass Labs, Crookesmoor	Construction Suspended	76	Planning permission from 2005 has been implemented, but very minimal progress on site (except vegetation clearance). Status remains as construction suspended, and delivery assumed outside of 5-year period.
S00215	Land adjoining 434-652 Grimesthorpe Road	Construction Suspended	33	Construction started in 2013. We have been unable to make any contact with developer or agent, and there is no evidence of further work on site. Delivery assumed outside of 5-year period.
S00733	Land to the West of Gaunt Road, Sheffield S14 1GG	Full Permission but not started	30	The site is part of the Council's Stock Increase Programme, and delivery is currently paused as part of the overall review of SIP programme. The units could form part of SIP2 delivering from 2029 onwards. Delivery assumed outside of 5-year period.
S01837	Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH	Construction Suspended	108	The site was part of a larger scheme, with the initial phase being completed a number of years ago. This site is currently in use as a temporary car park.
S02100	Twigg Bros 51 Toyne Street	Construction Suspended	12	Construction has started on site with 3 units completed between 2015 and 2017 2016/17. Agent confirmed construction will be phased to fund the next stage of building. No further update from agent and no evidence of building work on site. Delivery assumed outside of 5-year period.

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Appendix 3: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status	Total Capacity	Commentary 2023
S02156	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Construction Suspended	100	Planning permission from 2013 has been implemented and a number of conditions partially discharged, but no development has taken place on site. Status remains as construction suspended, and delivery assumed to be outside of 5-year period.
S02267	Former Bolehill Residential Home, Bolehill View, S10 1QL	Full Permission but not started	36	The site is part of the Council's Stock Increase Programme, and delivery is currently paused as part of the overall review of SIP programme. The units could form part of SIP2 delivering from 2029 onwards. Delivery assumed outside of 5-year period.
S02299	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Full Permission but not started	378	Developer confirmed no intention to develop this scheme but intend to implement a revised scheme (which received permission after the base date for 453 units). Delivery outside of 5-year period until the new application progresses.
S02510	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	Under Construction	98	Agent confirmed permission has been implemented but the site is being sold (Summer 2023). No evidence of development intention. Remains outside of the 5-years period.
S02639	162-170 Devonshire Street Sheffield S3 7SG	Construction Suspended	12	No progress on site or evidence of intention to develop.
S02733	Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE	Construction Suspended	12	Insufficient evidence of deliverability; no response from the developer.
S02915	Site of former HSBC 79 Hoyle Street Sheffield S3 7EW	Construction Suspended	355	Following initial demolition and preliminary work on foundations no progress has been made on the site for several years.

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Appendix 3: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status	Total Capacity	Commentary 2023
S03362	245 Ecclesall Road Sheffield S11 8JE	Construction Suspended	184	A non-material amendment was granted in 2020 to enable delivery of the scheme to be phased, however no further progress on implementation following the initial 2016 permission suggests it is uncertain that new homes will be delivered on the site within the 5-year period.
		TOTAL	1,803	

Appendix 4: Sites with outline permission not in the 5-year supply

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary 2023
S01694	Land at the Junction of Abbeyfield Road and Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	19/00464/OUT	23/05/2019	20	Outline application granted (a renewal of the previous permission) but still insufficient evidence of deliverability; no response from the agent or owner.
S02401	Sheffield Health and Social Care Fulwood House 5 Old Fulwood Road, Sheffield S10 3TG	18/04773/OUT	03/02/2021	60	Insufficient evidence of deliverability at April 2023 base date. Reserved matters application being prepared but awaiting validation and after the base date.
S04264	Woodseats Working Mens Club The Dale, Sheffield S8 0PS	19/01148/OUT	17/06/2020	26	There has been no response from the agent regarding timeframe for submission of a reserved matters application. A revised scheme was refused. Insufficient evidence of deliverability.
S04379	George Marshall (Power Tools) Ltd, 18 Johnson Street	20/01179/OUT	21/09/2020	56	There has been no response from the agent regarding timeframe for submission of a reserved matters application. Insufficient evidence of deliverability.

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Appendix 4: Sites with outline permission not in the 5-year supply

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary 2023
S04433	The Hillsborough Arcade and Site of Former Old Blue Ball Public House, Middlewood Road and Bradfield Road, Sheffield S6 4HL	18/03405/OUT	12/03/2021	77	There has been no response from the agent regarding timeframe for submission of a reserved matters application. Insufficient evidence of deliverability.
S04501	Daisy Chain, Middlewood Villas, 95 Langsett Road South, S35 0GY	20/03752/OUT	28/07/2021	10	There has been no response from the agent regarding timeframe for submission of a reserved matters application. Insufficient evidence of deliverability.
			TOTAL	249	