

# 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

October, 2021



## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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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)<sup>1</sup>, 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 as at 1 April 2021. Evidence to support the assessment of deliverability is documented in the appendices.
- 1.2 The 5-year period covered by this report runs from 1 April 2021 to 31 March 2026 inclusive.

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<sup>1</sup> <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)<sup>2</sup>. 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 guidance<sup>3</sup>. 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 2021 is **2,923** 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 2021 – 2031)<sup>4</sup>.
- 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 figure<sup>5</sup>. Using this methodology Sheffield's current local affordability ratio is 5.79.
- 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

<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework> revised 20 July 2021

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

<sup>4</sup> Over the 10-year period from 2021, the number of households is projected to rise from 249,478 in 2021 to 268,950 in 2031. This represents an addition of 19,472 households (1,947 per year on average).

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



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### Housing Requirement

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 2,165 to 2,923 homes per annum.

2.7 The full calculation is set out as follows:

$$\text{Adjustment factor} = \left[ \frac{\text{local affordability ratio} - 4}{4} \right] \times 0.25 = 0.111875$$

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

For Sheffield (2021) this would be (1.111875 x 1,947) x 1.35 = **2,923** 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)<sup>6</sup> 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 (2020) Housing Delivery Test results were published in January 2021<sup>7</sup>; these showed Sheffield's delivery was 123%. 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 2021/22 to 2025/26 is therefore:

Current local housing need figure	2,923
5-year requirement (2021/22 to 2025/26): 5 years @ 2,923 per year	14,615
Plus 5% buffer to ensure competition and choice	731
<b>Total net 5-year requirement</b>	<b>15,346</b>

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

<sup>7</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>



### 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*<sup>8</sup> 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 guidance<sup>9</sup> 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.

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<sup>8</sup> National Planning Policy Framework (July 2021), Annex 2: Glossary, definition revised February 2019 <https://www.gov.uk/government/publications/national-planning-policy-framework>

<sup>9</sup> Housing Supply and Delivery, published 22 July 2019 <https://www.gov.uk/guidance/housing-supply-and-delivery>



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, 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 projects<sup>10</sup>.

3.5 Appendixes 1-3 list the large sites that are included within the 5-year supply in addition to the relevant evidence, where required, to demonstrate deliverability within the 5-year period up to and including 31 March 2026. Table 3 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 Housing and Economic Land Availability Assessment<sup>11</sup> (HELAA) Working Group<sup>12</sup> identified the sourcing of materials for development, as a result of both Covid 19 and Brexit, and the ageing workforce within building trades as potential limitations on delivery. The implication of this could potentially be to reduce build rates over the current 5-year period. However, the build rate assumptions used (see Table 3 below), are already conservative and have been agreed by the Working Group. We expect that any short-term slowdown

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<sup>10</sup> Taken from Paragraph 007 of Housing Supply and Delivery, as above.

<sup>11</sup> The HELAA includes details of all land that is potentially suitable for housing or economic development. Future allocated sites in the local plan will be selected from the list of sites in the HELAA (i.e. not all the sites in the HELAA will be developed). The HELAA does not take account of current planning policies that may prevent planning permission being granted for development.

<sup>12</sup> The HELAA Working Group comprises representatives from the house building and development industries.



on site delivery as a result of Covid will not reduce overall levels of delivery within the 5-year period.

- 3.8 A further implication of Covid that was discussed with the Working Group relates to the impact on the housing market of uncertainty around the economy and job losses. Potential changes in market requirements as a result of people spending more time in their homes were also discussed. This is something that we will continue to monitor in relation to the amount of planning applications that are received for different types of housing, and also completions by house type. However, the HELAA Working Group fed back that as developers they are seeing strong sales on schemes that are on site, suggesting that the impact of Covid may not be as negative as initially thought.

### Category A

- 3.9 **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.
- 3.10 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 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 4 lists large sites with full planning permission that have been excluded from the 5-year supply.
- 3.11 Student accommodation with full planning permission is included within the supply, reflecting the approach in the HELAA and consistent with planning practice guidance<sup>13</sup>. 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

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<sup>13</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery> Paragraph: 034 Reference ID: 68-034-20190722



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. The forthcoming HELAA will provide greater detail relating to Sheffield's specific evidence around the justification for including student accommodation within the housing land supply, including the relationship between housing land supply evidence as an input and housing delivery as an output.

- 3.12 Appendix 1 lists all sites with full planning permission that are included within the 5-year supply. Around 60% of homes in this category are on sites that are already under construction. Where sites have been assessed as actively under construction during spring 2021, we consider that they will continue to completion unless there is evidence to suggest otherwise.
- 3.13 **Small sites with planning permission** are included in the 5-year supply, whether they have outline or full permission. Paragraph 3.14 – 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<sup>14</sup>.
- 3.14 At 1 April 2021, there was planning permission for 1,024 homes on small sites, including remaining capacity on those sites already under construction. The HELAA methodology<sup>15</sup> estimates that 70% of homes on small sites will be delivered, which would comprise 717 dwellings over the 5-year period, an increase since the last report. 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 1 April 2021.
- 3.15 The NPPF states that all small sites with permission should be considered deliverable<sup>16</sup> 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.
- 3.16 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;

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<sup>14</sup> <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>

<sup>15</sup> As above

<sup>16</sup> National Planning Policy Framework (July 2021), Annex 2: Glossary, definition revised February 2019 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



- 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.

3.17 The HELAA (paragraph 3.60) 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 and have recently been reviewed by the HELAA Working Group. Following an amendment to the NPPF in 2018, the figure now includes homes in gardens within the supply.

3.18 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 endorsed this approach. Trends for small site completions will continue to be monitored closely in the HELAA.

**Table 1: Housing completions on small sites 2011/12 – 2020/21**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Average
<b>Completions on small sites including gardens</b>	178	228	248	354	239	229	296	154	136	164	<b>206</b>

3.19 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, 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 2021/22 – 2025/26**

	Small sites with planning permission at 31.3.21	Small site windfalls	Total
2021/22	200	0	200
2022/23	130	70	200
2023/24	129	71	200
2024/25	129	71	200



2025/26	129	71	200
Total	<b>717</b>	<b>283</b>	<b>1,000</b>

**Category B**

- 3.20 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 at 1 April 2021.
- 3.21 We have calculated that deliverable sites with **outline planning permission** have capacity for 368 homes within the 5-year period. This is similar to the previous report. There are relatively few large sites with outline planning permission in Sheffield. Eleven sites were considered for inclusion in this category, but we have concluded that there is only sufficient evidence to include one site within the 5-year supply. This evidence takes the form of written communication with the agent, landowner or developer regarding their intention to develop homes within the next 5 years, largely based on firm progress towards a full planning application.
- 3.22 The site with outline permission is a large scheme in Sheffield City Centre. A reserved matters application has been made for this site since the base date, and work has started to clear the site. The agent confirmed significant progress on this scheme in relation to funding and land ownership and set out details of delivery dates in the pro forma. Appendix 2 provides additional detail on the site, with signed pro forma documenting delivery timescales in Appendix 2A. The information is correct, based on communication and investigation up to June 2021, using the base date of 1 April 2021 as the start of the 5-year period.
- 3.23 The remaining 10 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 5.
- 3.24 **Housing site allocations** in Sheffield’s Unitary Development Plan (UDP)<sup>17</sup>, adopted in 1998, do not currently provide capacity for any homes within the 5-year period. Relatively few of the allocations remain undeveloped. However, there are five undeveloped greenfield sites without planning permission in Council ownership which the Council has not yet released for development. They are expected to come forward after 31 March 2026.
- 3.25 Sites that are identified in the **Sheffield Brownfield Register (Part 1)**<sup>18</sup> provide capacity for 1,065 homes over the period 2021/22 to 2025/26. The Register includes a large number of sites that do not currently have planning permission for housing. We investigated further, by contacting the site owners and developers to determine whether there is sufficient evidence to include any of these sites within the 5-year supply. Total supply within this category

<sup>17</sup> <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan.html>

<sup>18</sup> <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html>



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.

- 3.26 The 5-year supply includes 4 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 2026. 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. Similarly, a further 6 sites are within the Council's **Stock Increase Programme**<sup>19</sup>. 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 3.
- 3.27 The **Sheffield Housing Company (SHC)** is a joint venture housing and regeneration company with 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 3); 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.
- 3.28 One of the SHC sites (S01453) has only part of its capacity included within the 5-year supply. This site is made up of more than one land parcel, of which the greenfield part is not on the Brownfield Register and therefore unable to be represented in this category. The total capacity included within the 5-year supply on this site is 58, compared to total site capacity of 73. The signed pro forma for the site refers to the site capacity in its entirety.
- 3.29 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 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 housing<sup>20</sup>, 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)

<sup>19</sup> <http://democracy.sheffield.gov.uk/mglssueHistoryHome.aspx?Ild=28571&Opt=0>

<sup>20</sup> With the exception of part of site S01467.



accommodation that will be delivered as large blocks and complete within a single financial year. The sites will deliver 811 new homes over the 5-year period.

- 3.30 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**

- 3.31 The 2020 HELAA set 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 considered those estimates in the context of the methodology. This may mean that in some cases our estimates are lower than that provided by the developer.
- 3.32 For reference, the build rate assumptions set out in the HELAA are shown in Table 3 below. The build rate assumptions have recently been agreed 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.

**Table 3: Build Rate Assumptions on Large Sites**

Type of site	Assumed Dwellings per year 2021/22 to 2025/26	Assumed Dwellings per year 2026/27 onwards
<b>At least 90% houses, single builder</b>	30	35
<b>At least 90% houses, two or more builders</b>	50	70
<b>Houses and more than 10% flats, single builder</b>	25	50
<b>Houses and more than 10% flats, two or more builders</b>	50	100
<b>Apartment schemes</b>	Whole blocks usually assumed	Whole blocks usually assumed



	to be completed in a single year	to be completed in a single year
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### Estimated losses

- 3.33 Our judgement is that it is reasonable to assume average losses of 50 units per year over the period 1 April 2021 to 31 March 2026. The HELAA (September 2020)<sup>21</sup> 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. This will be monitored annually.
- 3.34 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.

**Table 4: Estimated completions by category**

Category		5-year supply
A	Large sites with <b>full</b> planning permission	10,105
	Under construction	6,196
	Not started	3,412
	Construction suspended	497
	Small sites with planning permission & windfalls	1,000
B	Large sites with <b>outline</b> planning permission	368
	Development plan allocations	0
	Sites with permission in principle	0
	Sites identified on the brownfield register	1065
<b>Gross Supply</b>		<b>12,538</b>
Minus estimated losses		250
<b>Net Supply</b>		<b>12,288</b>
<b>Net Requirement</b>		<b>15,346</b>
5-year deliverable supply <sup>22</sup>		<b>4.0</b>

**The 5-year deliverable supply is 4.0 years.**

<sup>21</sup> <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/draft-sheffield-plan/Sheffield%20Housing%20and%20Economic%20Land%20Availability%20Assessment%2020.pdf>

<sup>22</sup> Calculated by dividing the net 5-year supply (12,288), by the net requirement of 15,346.



### Trajectory

3.35 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 relatively less reliance on sites with outline permission. Sites on the Brownfield Register remain an important part of the supply.

**Table 5: 5-year housing supply trajectory**

	2021/22	2022/23	2023/24	2024/25	2025/26	5-year supply
	1	2	3	4	5	
<b>Large sites with full permission - Total</b>	<b>2,105</b>	<b>1,958</b>	<b>2,038</b>	<b>1,833</b>	<b>2,171</b>	<b>10,105</b>
<i>under construction</i>	2,030	1,620	1,065	119	1,362	6,196
<i>not started</i>	75	338	865	1,347	787	3,412
<i>construction suspended</i>	0	0	108	367	22	497
<b>Small sites</b>	200	200	200	200	200	<b>1,000</b>
<b>Large sites with outline permission</b>	0	0	140	228	0	<b>368</b>
<b>Development plan allocations</b>	0	0	0	0	0	<b>0</b>
<b>Sites identified in the brownfield register</b>	0	8	322	657	78	<b>1,065</b>
Gross Supply	<b>2,305</b>	<b>2,166</b>	<b>2,700</b>	<b>2,918</b>	<b>2,449</b>	<b>12,538</b>
<b>Minus estimated losses</b>	50	50	50	50	50	<b>250</b>
Net Supply	2,255	2,116	2,650	2,868	2,399	<b>12,288</b>



## **4. Conclusion and Next Steps**

- 4.1 Overall supply remains relatively constant at just over 12,000 homes and is only a 1.3% change on the previous position statement. The impact of the urban centres uplift has been to reduce the deliverable supply from 5.4 years to 4.0 years.
- 4.2 The Brownfield Register will be updated by the end of 2021 and our intention is to publish an updated Housing and Economic Land Availability Assessment (HELAA) by the end of 2021. 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
<b>S00006</b>	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Under Construction	148	9	0	0	0	0	9	The site was under construction at the base date and is expected to complete within the 5-year period. Only 9 units remain to be completed.
<b>S00011</b>	Milton Street Car Park Milton Street Sheffield S3 7UF	Full Permission but not started	410	0	0	0	410	0	410	Planning permission was granted November 2020. 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.
<b>S00017</b>	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Construction Suspended	369	0	0	108	24	0	132	Scheme is divided into two apartment blocks, one has been built, and the other was not under construction at the base date. Revised scheme to be submitted and it is expected to complete within the 5-year period.
<b>S00023</b>	Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma	Under Construction	114	0	0	114	0	0	114	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
	Street, Sheffield S3 8RW									
<b>S00046</b>	Queens Hotel 85 Scotland Street Sheffield	Under Construction	229	0	229	0	0	0	229	The site was under construction at the base date and the agent advises completion in early 2023.
<b>S00093</b>	Charter Works 20 Hodgson Street Sheffield S3 7WQ	Full Permission but not started	77	0	0	77	0	0	77	Planning permission granted December 2019. 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.
<b>S00180</b>	Cloverleaf Cars Land Adjacent To 237a Main Road Wharncliffe Side Sheffield	Under Construction	13	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.
<b>S00675</b>	Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington)	Under Construction	140	140	0	0	0	0	140	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S00679</b>	Brearley Forge, Sheffield Housing Company, Phase 3 & 4, Collison Road/Adrian	Under Construction	106	57	32	0	0	0	89	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
	Crescent/ Falstaff Road									
<b>S00694</b>	Land Opposite 299 To 315 Main Road Darnall Sheffield S9 5HN	Full Permission but not started	11	0	0	0	11	0	11	Full permission granted in 2019, no further updates, but still a year left on the planning permission at the base date to allow for implementation. Application made December 2020 to discharge conditions indicates continued intention to develop.
<b>S00702</b>	'Eclipse', Phase D, Stonecliffe Road, Manor	Under Construction	181	11	0	0	0	0	11	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S00710</b>	Harborough Rise, Manor Castle (Corker Bottoms site A)	Full Permission but not started	47	0	0	13	34	0	47	This site is part of the Sheffield Housing Company portfolio and gained planning permission in September 2020. The development timescales reflect the trajectory provided by SHC.
<b>S00712</b>	Skye Edge Avenue A	Under Construction	113	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.
<b>S00715</b>	Manor Park Avenue (Pennine Village)	Full Permission but not started	101	12	48	41	0	0	101	This site is part of the Sheffield Housing Company portfolio and gained planning permission in September 2020. The development timescales reflect the trajectory provided by SHC.

## 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
S00730	Hallam Towers, Manchester Road	Under Construction	103	0	103	0	0	0	103	The site was under construction at the base date and is expected to complete within the 5-year period.
S00737	Owlthorpe E - Land Off Moorthorpe Way Sheffield S20 6PD	Full Permission but not started	74	0	0	30	30	14	74	Planning permission was granted on appeal in March 2021 and therefore there is no reason to assume this site would not be delivered within the 5 year period.
S00750	Former Eon Works Earl Street Sheffield S1 4PY	Under Construction	162	162	0	0	0	0	162	The site was under construction at the base date and is expected to complete within the 5-year period.
S00754	I Grunwerg Ltd Silversteel House 29-49 Rockingham Street Sheffield S1 4EA	Under Construction	232	0	232	0	0	0	232	The site was under construction at the base date and is expected to complete within the 5-year period.
S00756	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	Under Construction	355	355	0	0	0	0	355	The site was under construction at the base date and is expected to complete within the 5-year period.
S00758	Klausners Site, Sylvester Street / Mary Street	Under Construction	335	110	110	115	0	0	335	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
S00759	Radford Street/ Upper Allen Street/ Netherthorpe Road	Under Construction	284	0	284	0	0	0	284	The site was under construction at the base date and is expected to complete within the 5-year period.
S00783	Park Hill (Phases 4-5)	Full Permission but not started	95	0	95	0	0	0	95	Full permission was granted in 2019. Indication from the developer that the scheme will complete within the 5 year period.
S00788	Land At The Rear Of 13 And 42 Coppice Close Sheffield S36 1LS	Under Construction	26	6	13	0	0	0	19	The site was under construction at the base date and is expected to complete within the 5-year period.
S00821	Connect@ Halfway (Oxclose Farm)	Under Construction	207	42	42	0	0	0	84	The site was under construction at the base date and is expected to complete within the 5-year period.
S01133	Hare and Hounds, Church Street, Stannington	Under Construction	38	38	0	0	0	0	38	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	0	55	0	0	0	55	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
S01403	Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	Full Permission but not started	16	0	0	0	16	0	16	Permission was granted for this scheme in 2019, and at the base date it had over one year remaining in which to be implemented. there is no reason to assume this site would not be delivered within the 5 year period.
S01450	Berners Place/ Berners Road Sheffield	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.
S01593	Parson Cross College (NE) - Remington Rd/ Montoney Rd New Parson Cross Masterplan Area	Under Construction	165	29	0	0	0	0	29	The site was under construction at the base date and is expected to complete within the 5-year period.
S01795	Site of Tannery Lodge, 520 Stradbroke Road	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.
S02056	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Full Permission but not started	93	23	35	35	0	0	93	The developer advises that construction will start during 2021 and complete by 2023.
S02078	Eye Witness Works, Milton St	Under Construction	97	78	19	0	0	0	97	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
<b>S02126</b>	Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF	Under Construction	44	0	44	0	0	0	44	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S02176</b>	University of Sheffield 343/343a Fulwood Road, Sheffield S10 3BQ	Under Construction	12	8	0	0	0	0	8	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S02180</b>	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Under Construction	42	0	42	0	0	0	42	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S02259</b>	Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	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.
<b>S02277</b>	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Full Permission but not started	213	0	0	0	0	213	213	Full planning permission granted in late 2020 with over two years to run before expiry as at the base date and there is no reason to assume this site would not be delivered within the 5 year period.
<b>S02282</b>	Site Of Sheffield Testing Laboratories Ltd And 58 Nursery	Under Construction	268	0	0	268	0	0	268	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
	Street And Car Park On Johnson Lane Sheffield S3 8GP									
<b>S02284</b>	Former Coroners Court, Nursery Street	Full Permission but not started	77	0	0	0	0	77	77	The agent dealing with the retail element of this scheme is advertising units available from the end of 2022, suggesting the scheme will have made progress by then.
<b>S02444</b>	Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	Full Permission but not started	13	0	13	0	0	0	13	Part of a larger site being jointly developed by Barratt David Wilson Homes and Sky House which is already under construction.
<b>S02510</b>	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	Full Permission but not started	98	0	0	10	10	30	50	Reserved matters permission was granted in April 2020 and at the base date the permission had 2 years remaining in which to be implemented. The scheme is expected to commence within the 5 year period, but due to site complexities following advice from the developer we anticipate it will continue to deliver after the 5 year period. This is reflected in the trajectory.
<b>S02529</b>	Former Cradock School Site, Sheffield S2 2JZ	Under Construction	96	23	0	0	0	0	23	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
<b>S02610</b>	Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ	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.
<b>S02641</b>	Site Of 252 Deer Park Road Sheffield S6 5NH	Full Permission but not started	14	0	0	0	0	14	14	At the base date this site had recently been granted planning permission and had three years remaining to be implemented. Assumed delivery towards the end of the 5 year period reflects the fact that the site is currently in operation as a gym..
<b>S02732</b>	Land Adjacent 240 Springvale Road Sheffield S10 1LH	Under Construction	10	0	10	0	0	0	10	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S02744</b>	51-57 High Street And Second Floor Of 59-73 High Street	Full Permission but not started	206	0	0	206	0	0	206	Publicity from the agent advises that work will start on site with completion on the scheme during 2023/24.
<b>S02779</b>	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.
<b>S02859</b>	Baldwins Omega Ltd Brincliffe Hill	Under Construction	50	28	22	0	0	0	50	The site was under construction at the base date and is expected to complete within the 5-year period. Advised by the developer

## 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
	Sheffield S11 9DF									that 28 units will complete in year 1 and 22 units during year 2.
<b>S02915</b>	Site of former HSBC 79 Hoyle Street Sheffield S3 7EW	Construction Suspended	343	0	0	0	343	0	343	Correspondence with the developer indicates that although the scheme has been delayed, completion is anticipated in 2024.
<b>S03063</b>	Land East Of Britannia Road And North Of High Hazels Park Infield Lane Sheffield S9 4PE	Under Construction	48	17	0	24	7	0	48	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03161</b>	Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street Sheffield S3 7BE	Full Permission but not started	500	0	0	120	100	280	500	Developer confirmed start on site early 2022 with a 38 month build programme over 3 phases. Each phase represents one apartment block built completed in one year. Expected to be completed within the 5 year period.
<b>S03183</b>	Manor 12 & 13 Harborough Avenue (The Circle / Fretson Road)	Full Permission but not started	210	12	48	48	48	48	204	The site is being developed by the Sheffield Housing Company, having been granted permission in 2020. The build timeframe reflects the programme provided by the developer.
<b>S03193</b>	Former Steins Tip, Station Road, Deepcar	Under Construction	428	0	12	28	48	48	136	The site was under construction at the base date and is expected

## 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
										to complete within the 5-year period.
<b>S03203</b>	Fox Hill Place Sheffield S6 1GE	Under Construction	167	77	60	28	0	0	165	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03206</b>	'Lytton' (Land Opposite 29 To 45 Lytton Ro) Sheffield S5 8AX	Full Permission but not started	44	16	28	0	0	0	44	The site is being developed by the Sheffield Housing Company, having been granted permission in 2019. The build timeframe reflects the programme provided by the developer.
<b>S03210</b>	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Full Permission but not started	35	12	23	0	0	0	35	The site is being developed by the Sheffield Housing Company, having been granted permission in 2020. The build timeframe reflects the programme provided by the developer.
<b>S03352</b>	Old County Court House 56 Bank Street Sheffield S1 2DS	Full Permission but not started	21	0	0	0	21	0	21	A conditions application was made in early 2021 reflecting the intention of the applicant to deliver the scheme. Following that, just prior to the base date a new application was made for a slightly amended scheme which suggests a commitment to ensuring that the site is deliverable.
<b>S03358</b>	130 - 142 Langsett Road	Under Construction	14	14	0	0	0	0	14	The site was under construction at the base date and is expected

## 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
	Sheffield S6 2UB									to complete within the 5-year period.
<b>S03383</b>	40-50 Castle Square Sheffield S1 2GF	Under Construction	22	0	22	0	0	0	22	The site involves conversion of an existing building and the agent confirms it was under construction (internal works) at the base date and is expected to complete within the 5-year period.
<b>S03386</b>	Site Of 82 - 84 Winter Street Sheffield S3 7ND	Under Construction	151	151	0	0	0	0	151	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03390</b>	Clamark House 55 - 65 Stalker Lees Road Sheffield S11 8NP	Under Construction	13	8	0	0	0	0	8	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03394</b>	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Full Permission but not started	58	0	0	58	0	0	58	The scheme is currently on hold following employees being furloughed during the pandemic. Permission was granted in late 2020 and at the base date more than two and a half years remained on the permission for the scheme to be implemented.
<b>S03462</b>	14 - 18 West Bar Green Sheffield S1 2DA	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.
<b>S03474</b>	49 Pot House Lane Sheffield S36 1ES	Full Permission	14	0	0	0	14	0	14	The site previously had outline permission, and reserved matters permission was granted in late

## 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
		but not started								2020. At the base date it had more than two and a half years remaining on the permission to be implemented and it is expected to deliver within the 5 year period.
<b>S03481</b>	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Under Construction	284	50	50	50	50	84	284	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03490</b>	The Nichols building, Shalesmoor	Full Permission but not started	48	0	48	0	0	0	48	The site was under construction at the base date and is expected to complete in a single year.
<b>S03500</b>	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Under Construction	12	0	1	0	0	0	1	The site was largely complete at the base date with only a single detached unit remaining which is expected to complete within the 5-year period.
<b>S03506</b>	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Full Permission but not started	100	0	0	0	100	0	100	The scheme received planning permission in August 2020, and at the base date the site was for sale through Knight Frank. It is anticipated that all the units will be delivered within the 5 year period.
<b>S03515</b>	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Full Permission but not started	48	0	0	0	48	0	48	The development is deemed to have commenced, and at the base date the agent was involved in dialogue with the Council relating to the best way to proceed with discharging conditions on the site. It is

## 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
										assumed that the site will complete fully within the 5 year period.
<b>S03529</b>	Buildings at Wellington Street/Trafalgar Street (Code)	Under Construction	1230	0	0	0	0	1230	1230	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03536</b>	Johnson & Allen Ltd Car Park Furnace Hill Sheffield S3 7AF	Full Permission but not started	18	0	0	0	0	18	18	Permission for the scheme was granted in May 2019, and whilst still in active use as a car park, at the base date over a year remained on the permission during which the scheme could be implemented.
<b>S03546</b>	Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	Under Construction	14	0	0	0	14	0	14	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03578</b>	2 Lock Street, Sheffield S6 3BJ	Under Construction	61	0	0	61	0	0	61	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03644</b>	Park Hill (Phase 2)	Under Construction	199	199	0	0	0	0	199	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03662</b>	Site Of Former 132 To 180 Berners Road Sheffield S2 2BU	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.

## 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
<b>S03680</b>	Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ	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.
<b>S03686</b>	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Under Construction	19	2	0	0	0	0	2	The site was under construction, and almost complete, at the base date and is expected to complete within the 5-year period.
<b>S03725</b>	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.
<b>S03784</b>	Sheffield Dragons College Of Martial Arts 36 - 38 Market Square Sheffield S13 7JX	Full Permission but not started	27	0	0	0	27	0	27	At the base date the permission only had four months remaining until expiry. However, we understand that the applicant was preparing to make an application to discharge conditions in order to implement the scheme before expiration. The scheme is now therefore expected to complete within the 5 year period.
<b>S03785</b>	Castle House Lady's Bridge Sheffield S3 8HT	Under Construction	24	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.

## 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
S03810	6 Campo Lane Sheffield S1 2EF	Construction Suspended	22	0	0	0	0	22	22	The most recent office to residential prior notification on this site dates from late 2019 and the development therefore had over 18 months remaining at the base date. The scheme is expected to complete within the 5 year period.
S03840	Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street Sheffield S1 4QR	Full Permission but not started	271	0	0	0	271	0	271	Reserved matters permission was granted in March 2020 and at the base date the permission had almost 2 years remaining in which to be implemented. The scheme 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	75	0	0	75	Correspondence with the developer indicates that the scheme will be fully complete by September 2023.
S03857	Enterprise House Site Adjacent To 1 Hunshelf Park Sheffield	Full Permission but not started	10	0	0	10	0	0	10	Correspondence with the applicant projects that work will begin on site in early 2022 with completion in late 2023.
S03874	Yorkshire Bank Chambers Fargate Sheffield S1 2HD	Full Permission but not started	12	0	0	0	12	0	12	At the base date one year remains on the planning permission and there is no reason to expect that it will not be implemented.
S03891	The Grange, 11 Stanwood Road	Under Construction	20	6	0	0	0	0	6	The site was under construction, nearing completion, at the base

## 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
	Sheffield S6 5JE									date and is expected to complete within the 5-year period.
<b>S03892</b>	Brockwood Park Centre Station Road Woodhouse Sheffield S13 7QH	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.
<b>S03902</b>	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	Under Construction	52	52	0	0	0	0	52	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03904</b>	Swimming Baths Burncross Road Sheffield S35 1RX	Full Permission but not started	10	0	0	10	0	0	10	At the base date a number of conditions were in the process of being discharged to enable the scheme to be implemented. It is expected to complete within the 5 year period.
<b>S03906</b>	Former Chapelton Training Centre 220 - 230 Lane End Sheffield S35 2UZ	Full Permission but not started	14	0	0	14	0	0	14	At the base date one year remains on the planning permission and there is no reason to expect that it will not be implemented.
<b>S03908</b>	23-25 Haymarket Sheffield S1 2AW	Full Permission but not started	28	0	0	0	28	0	28	Agent confirms that the funding is in place for this scheme and it will be delivered 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
<b>S03932</b>	120 Henry Street Shalesmoor Sheffield S3 7EQ	Under Construction	62	0	62	0	0	0	62	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S03950</b>	Dragoon Court Hillsborough Barracks Penistone Road Owlerton Sheffield S6 2GZ	Full Permission but not started	32	0	0	0	32	0	32	The site has recently been bought by Evolve Estates as part of a larger package and Dragoon Court is now being sold separately to a residential developer. there is no reason to assume this site would not be delivered within the 5 year period.
<b>S03962</b>	Tapton Cliffe And Lodge 276 Fulwood Road Sheffield S10 3BN	Full Permission but not started	13	0	0	0	13	0	13	Planning permission was granted in late 2019 and had 18 months remaining at the base date. There is no reason to conclude that the scheme will not be implemented.
<b>S03985</b>	Concept House 5 Young Street Sheffield S1 4LF	Full Permission but not started	83	0	0	83	0	0	83	Since the base date the site has been subject to a further Office to Residential Prior Notification (ORPN). At the base date there was no evidence to suggest the site will not come forward to deliver new homes within the 5 year period.
<b>S03987</b>	Kangaroo Works - Land at Wellington Street and	Under Construction	364	0	0	364	0	0	364	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
	Rockingham Street									
<b>S03991</b>	(The orchards) Totley Hall Farm Totley Hall Lane Sheffield S17 4AA	Under Construction	11	11	0	0	0	0	11	The site was under construction at the base date and the developer advises completion anticipated during 2021/22.
<b>S03993</b>	54 Well Meadow Street Sheffield S3 7GS	Full Permission but not started	11	0	0	11	0	0	11	Planning permission was granted in late 2019 and had over 18 months remaining at the base date. There is no reason to conclude that the scheme will not be implemented.
<b>S04000</b>	Walkley Working Mens Club 207 Providence Road Sheffield S6 5BH	Under Construction	11	11	0	0	0	0	11	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S04008</b>	DWP Rockingham House 123 West Street Sheffield S1 4ER	Full Permission but not started	96	0	0	0	96	0	96	The agent advises that the site is in the process of being sold to a developer and is likely to commence within the next year.
<b>S04010</b>	Land Between Cotton Mill Row, Cotton Street And Alma Street Sheffield S3 4RD	Under Construction	86	0	86	0	0	0	86	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
<b>S04176</b>	Cemetery Road Car Sales 300 Cemetery Road Sheffield S11 8FT	Full Permission but not started	14	0	0	14	0	0	14	Full planning permission granted in 2020 with almost two years to run before expiry as at the base date and there is no reason to assume this site would not be delivered within the 5 year period.
<b>S04178</b>	Site Of Watery Street Sheffield S3 7ES	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.
<b>S04180</b>	331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks Place Sheffield S2 5EE	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.
<b>S04181</b>	Sheffield Health And Social Care Trust 259 Pitsmoor Road Sheffield S3 9AQ	Under Construction	18	0	18	0	0	0	18	The site was under construction at the base date and is expected to complete within the 5-year period.
<b>S04186</b>	4 And 6 Paradise Square Sheffield S1 2DE	Under Construction	11	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.
<b>S04201</b>	Land At Daresbury View	Under Construction	10	10	0	0	0	0	10	The site was under construction at the base date and is expected

## 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
	Sheffield S2 2BE									to complete within the 5-year period.
<b>S04212</b>	Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Full Permission but not started	93	0	0	0	0	93	93	Full planning permission was granted in 2020 with over two years to run before expiry as at the base date and there is no reason to assume this site would not be delivered within the 5 year period. The site has been sold to a developer actively engaged in delivering schemes in the City Centre.
<b>S04292</b>	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.
<b>S04309</b>	Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	Full Permission but not started	26	0	0	0	26	0	26	Full planning permission was granted in 2020 with over two years to run before expiry as at the base date and there is no reason to assume this site would not be delivered within the 5 year period.
<b>S04324</b>	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.
<b>S04340</b>	Former Club House, Mosborough Miners Welfare Ground, Station	Full Permission but not started	10	0	0	10	0	0	10	Full planning permission was granted in late 2020 with over two years to run before expiry as at the base date and 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
	Road, Mosborough, Sheffield S20 5AD									not be delivered within the 5 year period.
<b>S04347</b>	Site Of 52-54 Garden Street, Sheffield S1 4BJ	Under Construction	19	0	19	0	0	0	19	The site was under construction at the base date and is expected to complete within the 5-year period.

## Appendix 2: Large sites with outline planning permission

Site Ref	Address	Application No.	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S00746	West Bar Square	16/02518/OUT	368	0	0	140	228	0	368	The pro forma indicates that 368 homes will be delivered as two blocks over year 3 and 4 of the 5-year period. Subject to securing reserved matters approval for the first phase of the scheme, construction is targeted for commencement in Q1 2022 with completion in 2024. The reserved matters application (21/01999/REM) was made after the base date. Preliminary clearance has now started on site.

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

### Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
<b>S00062</b>	Hemsworth Primary School, Blackstock Road	81	0	0	0	81	0	81	The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The site will be delivered as an Older Person's Independent Living (OPIL) Scheme with the planning application to be submitted summer 2021 to start on site late 2022. Completion is due by spring 2024. The properties will be for affordable housing and therefore no sales and marketing period is required.
<b>S00672</b>	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	42	0	0	20	22	0	42	Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2022, with start on site expected quarter 1 2023 and completion by 2024.

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

### Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
<b>S00700</b>	Harborough Ave/ Vikinglea Drive Manor (Manor 14)	90	0	0	0	90	0	90	The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The programme is for a planning application to be submitted in autumn 2022, with completion of the site as a single block for older people in 2024. The properties will be for affordable housing and therefore no sales and marketing period is required.
<b>S00719</b>	Kenninghall Drive, Norfolk Park	114	0	8	48	48	10	120	Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2022 with a start on site in 2023.
<b>S00733</b>	Gaunt Road (previously numbered 95 - 381)	30	0	0	30	0	0	30	The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The SIP programme shows that a planning application is expected

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

### Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
									October 2021, with start on site early 2022. The properties will be for general needs affordable housing and therefore no sales and marketing period is required.
<b>S01447</b>	Claywood Tower Blocks	40	0	0	28	12	0	40	Sheffield Housing Company confirmed that the planning application for this site is anticipated in 2022 with a start on site in 2023.
<b>S01451</b>	Algar Place/Algar Road	121	0	0	40	81	0	121	The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. A planning application is expected autumn 2022, with start on site early 2023 and completion in 2024/25.
<b>S01453</b>	Mansell Crescent / Mansell Road	58	0	0	48	10	0	58	Sheffield Housing Company confirmed that at the base date a planning application was being prepared for this site. It was subsequently submitted in May 2021 and approved in September 2021. Start on site is anticipated in spring 2022.

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

### Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
S01467	Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6)	272	0	0	0	204	68	272	<p>The site is to be partially delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap.</p> <p>The site will be split into 6 zones with SCC delivering zones 3 &amp; 5 and the remaining zones being marketed to a developer in autumn 2021. A development agreement will include provision of 56 shared ownership homes to be purchased by SCC as landlord.</p> <p>A full planning application is anticipated for zones 3 &amp; 5 in summer 2022, with start on site summer 2023. The SIP programme estimates delivery of this site by the end of March 2026, which is significantly faster than the HELAA build rate assumption. However as the majority of properties will be for general needs affordable housing and shared ownership and therefore with fewer outright sales requiring a marketing period is required, delivery will be</p>

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

### Appendix 3: Sites on the Brownfield Register

Site Ref	Address	Total Capacity	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Capacity	Commentary
									faster than the standard assumption.
<b>S03214</b>	Newstead Estate, Birley	217	0	0	108	109	0	217	The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The site will be delivered as a single block of apartments for affordable Older People's Independent Living (OPIL) (north) and also general needs affordable homes (south). The SIP programme estimates delivery of this site by the end of March 2025, which allows for the fact that completion of the OPIL block will take place in a single year (start on site summer 2022). Full permission for the south part of the site expected July 2021, with start on site also summer 2022. The properties will be for affordable housing and therefore no sales and marketing period is required.

### Appendix 4: Category A sites excluded from the 5-year supply

Site Ref	Address	Planning Status	Total Capacity	Commentary
<b>S00040</b>	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Under Construction	96	Permission has been implemented on this site, but it has been stalled for several years and there is no certainty over timescales for delivery.
<b>S00050</b>	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.
<b>S00108</b>	Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	Construction Suspended	33	Construction started on site in 2009. Agent confirmed that site is very unlikely to be developed, and there has been no building activity on site. Delivery anticipated outside of the 5 year period
<b>S00187</b>	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	Full Permission but not started	19	Site in use as an informal car park. No noted intention to develop the site.
<b>S00202</b>	Scarsdale House, 136 Derbyshire Lane, Woodseats	Construction Suspended	22	10 homes were completed on this site in 2012/13. An application has recently been made to amend the approved plans, but at the base date a decision was pending, and given the amount of time that has elapsed

**5-YEAR HOUSING LAND SUPPLY MONITORING REPORT**  
**Appendix 4: Category A sites excluded from the 5-year supply**

Site Ref	Address	Planning Status	Total Capacity	Commentary
				since the original completions it is uncertain whether this permission will deliver the remaining units during the 5 year period.
<b>S00215</b>	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.
<b>S01347</b>	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	Full Permission but not started	39	Permission for the residential scheme will expire in October 2021. There is no evidence of this scheme coming forward and an alternative retail scheme is to be delivered on part of the site.
<b>S01361</b>	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	Full Permission but not started	28	Site being marketed for an alternative use.
<b>S01581</b>	Land Adjoining 6 Woodbury Road S9 1NZ	Under Construction	21	A number of homes have already been built on this site. The applicant is now awaiting a new permission to amend the number of homes and layout to resolve an access issue; however given slow progress on the site to date it is not certain that the remaining homes will be delivered during the 5 year period.
<b>S02100</b>		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

**5-YEAR HOUSING LAND SUPPLY MONITORING REPORT**  
**Appendix 4: Category A sites excluded from the 5-year supply**

<b>Site Ref</b>	<b>Address</b>	<b>Planning Status</b>	<b>Total Capacity</b>	<b>Commentary</b>
	Twigg Bros 51 Toyne Street			building work on site. Delivery assumed outside of 5 year period.
<b>S02156</b>	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Construction Suspended	36	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.
<b>S02299</b>	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Full Permission but not started	371	Developer confirmed no intention to develop the site. Delivery outside of 5 year period.
<b>S02639</b>	162-170 Devonshire Street Sheffield S3 7SG	Construction Suspended	12	An alternative proposal to develop office space on the site was refused in May 2021, however at the base date the application was pending indicating the intention to develop the site for non-residential use. Developer confirmed site not viable in current form.
<b>S02733</b>	Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE	Construction Suspended	12	The site still has office signs up and is very overgrown. No sign of activity on the remaining units on site, so the site is categorised as 'construction suspended', and assessed as uncertain as to whether new homes will be delivered within the 5 year period.

**5-YEAR HOUSING LAND SUPPLY MONITORING REPORT**  
**Appendix 4: Category A sites excluded from the 5-year supply**

<b>Site Ref</b>	<b>Address</b>	<b>Planning Status</b>	<b>Total Capacity</b>	<b>Commentary</b>
<b>S02858</b>	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Full Permission but not started	28	The permission was technically implemented by demolition of a building so the permission remains valid. However, there has been no further progress to deliver homes on the site and it is not certain that homes will be delivered here within the 5 year period.
<b>S03362</b>	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.
<b>S03642</b>	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Construction Suspended	43	The 2017 planning permission has been implemented with the demolition and clearance of the site. The site was being used as a compound for neighbouring S00046 at the base date and therefore is not expected to be completed within the 5-year period.
<b>S03655</b>	Parkhead House 26 Carver Street Sheffield S1 4FS	Full Permission but not started	23	This building has now been refurbished as offices and will not be coming forward for new housing.

**5-YEAR HOUSING LAND SUPPLY MONITORING REPORT**  
**Appendix 4: Category A sites excluded from the 5-year supply**

Site Ref	Address	Planning Status	Total Capacity	Commentary
<b>S03701</b>	Waggon And Horses 236 Gleadless Road Sheffield S2 3AF	Full Permission but not started	11	A recent application to increase the scale of the original permission from 2018 was withdrawn indicating that there may be issues with delivering the original scheme, which was due to expire shortly after the base date. It is considered unlikely that this permission will deliver new homes within the 5 year period.
<b>S03727</b>	Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	Full Permission but not started	10	An initial application to discharge a number of conditions was determined in 2018, with some not able to be discharged at that time. At the base date the scheme had only two months remaining before expiry and it is anticipated the scheme will lapse. Based on this it is uncertain whether new homes will be delivered on the site within the 5 year period.
<b>S03741</b>	50 High Street City Centre Sheffield S1 1QH	Full Permission but not started	101	At the base date permission was close to expiring with no pre-commencement conditions discharged and evidence provided through an inquiry that the site is for sale with confirmation that the permitted scheme is not viable.
<b>S03815</b>		Full Permission but not started	10	We have received no response from enquiries relating to this site. At the base date the building remained in situ, with only three months remaining until expiry of permission. The scheme requires demolition of existing buildings and it is therefore expected that the scheme will lapse. Based

**5-YEAR HOUSING LAND SUPPLY MONITORING REPORT**  
**Appendix 4: Category A sites excluded from the 5-year supply**

Site Ref	Address	Planning Status	Total Capacity	Commentary
	95 Mary Street, Sheffield S1 4RT			on this it is uncertain whether new homes will be delivered on the site within the 5 year period.
<b>S03836</b>	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Full Permission but not started	35	The site has now been sold to a company managing the adjacent NHS office building who intend to retain the car park rather than implementing the scheme to develop a 5 storey residential building.
<b>S03851</b>	Nambury Engineering Ltd 56 Penistone Road Owlerton Sheffield S6 3AE	Full Permission but not started	222	The permission had only 9 months remaining at the base date, and we are advised that this particular scheme is unlikely to come forwards within the 5 year period.
<b>S03852</b>	Lion Works Handley Street Sheffield S4 7LD	Full Permission but not started	88	The permission had only 2 months remaining at the base date and there has been no progress on discharging pre-commencement conditions. It is unlikely that this scheme will deliver new homes within the 5 year period.
<b>S03958</b>	Premier 127 Sharrow Lane Sheffield S11 8AN	Full Permission but not started	13	Applicant does not intend to implement this scheme.
<b>S03973</b>	Site Of Norbury 2 Crabtree Road Sheffield S5 7BB	Full Permission but not started	14	Contact with the owner/developer as part of a recent appeal has confirmed the permission will not be implemented.

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

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary
<b>S01694</b>	Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road	19/00464/OUT	23/05/2019	20	Insufficient evidence of deliverability; no response from the developer, and the agent's contact has left the organisation.
<b>S02401</b>	Sheffield Health and Social Care, Fulwood House, Old Fulwood Road	18/04773/OUT	03/02/2021	60	Insufficient evidence of deliverability. Site was for sale in September 2020 but no information on new owner or evidence of reserved matters application being prepared.
<b>S03593</b>	B Braun, 43 Allen Street, Sheffield S3 7AW	18/00471/OUT	31/05/2018	41	The site has now changed ownership and is likely to be brought forward with a different scheme.
<b>S03886</b>	Site Of Kirkhill Resource Centre, 127 Lowedges Road, Sheffield, S8 7LE	18/04456/OUT	11/02/2019	45	The agent advised that this scheme is unlikely to come forward for development.
<b>S03952</b>	Site Of The Cherry Tree Social Club, 40 Main Street, Hackenthorpe, Sheffield, S12 4LB	19/01000/OUT	20/08/2019	28	A reserved matters application was submitted for this site in February 2021 (21/00874/REM) at the base date had not been approved and at this time there is insufficient evidence of deliverability to include within the 5 year supply.
<b>S04208</b>	363 Richmond Road Sheffield S13 8LT	18/04547/OUT	18/03/2020	14	The site is currently for sale (April 2021) as a development opportunity and contact with the agent suggests that reserved matters would be

## 5-YEAR HOUSING LAND SUPPLY MONITORING REPORT

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

Site Ref	Address	Application No.	Date Granted	Total Capacity	Commentary
					dealt with by the new owners. Insufficient evidence of deliverability.
<b>S04231</b>	Car Park Adjacent To Upperthorpe Medical Centre Upperthorpe	20/00181/OUT	26/05/2020	12	Although a Reserved Matters application had already been made as at 1. April 2021, it had not been determined and there has been no response from the agent on proposed timescales for delivery.
<b>S04264</b>	Woodseats Working Mens Club, The Dale	19/01148/OUT	17/06/2020	26	There has been no response from the agent regarding timeframe for submission of a reserved matters application. Insufficient evidence of deliverability.
<b>S04379</b>	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.
<b>S04433</b>	The Hillsborough Arcade and Site of Former Old Blue Ball Public House, Middlewood Road and Bradfield Road	18/03405/OUT	12/03/2021	77	This is a recently granted outline permission, and there is no evidence to indicate a timeframe for the likely submission of a reserved matters application. Insufficient evidence of deliverability.